



2 LOCH NEVIS CRESCENT | MALLAIG | PH41 4QJ

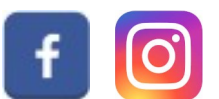
GUIDE PRICE: £180,000

Enjoying an elevated position, with partial sea views towards the Small Isles of the Inner Hebrides, the subjects of sale form a desirable, mid-terrace property, located in the popular fishing port of Mallaig. Offering good sized accommodation, conveniently arranged over two floors, 2 Loch Nevis Crescent benefits from double glazing and an air source heating system. The bright lounge/diner with feature fireplace, spacious kitchen, modern shower room, and the well maintained garden grounds with off-street parking are most attractive features. Due to the size and location, the property would be ideally suited as a wonderful family home or as an excellent investment opportunity in a buoyant rental market.

Mallaig is a popular west coast village, situated at the end of the "Road to the Isles" from Fort William to Mallaig. With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands. Ferries operated by Caledonian MacBrayne and Western Isles Cruises sail from the port to Armadale on the Isle of Skye, Inverie in Knoydart, and the Isles of Rùm, Eigg, Muck, and Canna. The village itself has hotels, restaurants, shops, superb bakery, gallery, primary and secondary schools, while further facilities are available in Fort William, to which there is a link by both road and rail, including the Jacobite Steam Train.

- Attractive Mid-Terrace Property
- Elevated Position with Partial Sea Views
- Desirable Village Location
- Lounge/Diner
- Kitchen
- 3 Double Bedrooms
- Modern Shower Room
- Double Glazing
- Air Source Heating System
- Garden with Off-Street Parking
- EPC Rating: D 68

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Accommodation

Entrance Vestibule 1.4m x 1.2m

With UPVC entrance door. Glazed door to hallway.

Entrance Hallway

With window to front. Stairs to upper level. Doors to lounge/diner and kitchen.

Lounge/Diner 6.2m x 4.2m

L-shaped, with windows to front and rear. Feature marble fireplace with electric fire insert.

Kitchen 3.2m x 2.7m

With window to rear. Fitted with wood effect kitchen units offset with granite effect work surfaces. Stoves cooker unit. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Archway to inner hallway - with under staircupboard and door to rear vestibule.

Rear Vestibule 1.2m x 1.2m

UPVC door with glazed panel to rear garden. Built-in cupboard.

Upper Level

Landing

With window to rear. Hatch to floored loft. Built-in cupboard. Doors to bedrooms and shower room.

Bedroom 3.4m x 3.1m

Slightly L-shaped, with window to front. Built-in wardrobe.

Bedroom 3.6m x 3.3m

Slightly L-shaped, with window to front.

Bedroom 3.4m x 3.1m

Slightly L-shaped, with window to rear. Built-in wardrobe.

Shower Room 2.2m x 1.7m

Slightly L-shaped, with frosted window to rear. Fitted with modern white suite of WC and wash hand basin set on vanity unit, and wet walled shower cubicle with mains, dual headed, shower over. Wet walled walls. Heated towel rail.

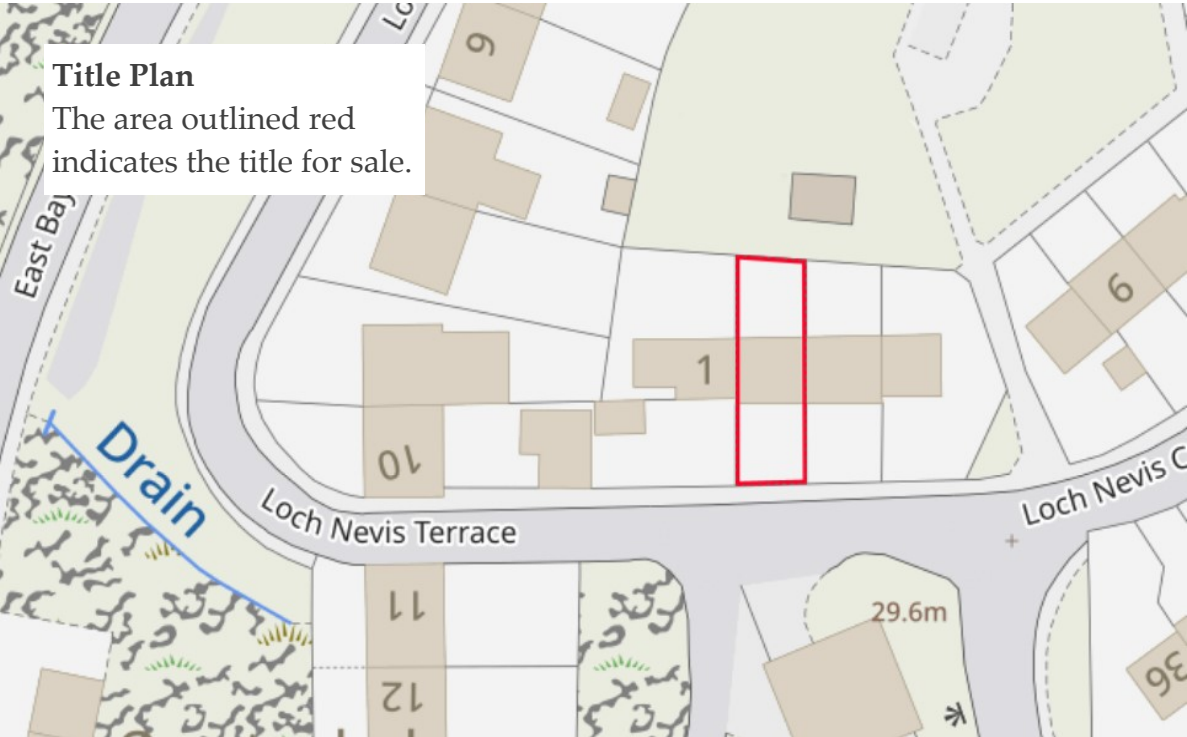
Garden

The property enjoys garden ground to the front and rear. Laid in the main to gravel for ease of maintenance, the front garden provides off-street parking and the rear garden is fully enclosed.

Travel Directions

Travelling on the A830 road from Fort William for around 42 miles, on entering Mallaig take the 3rd exit on the roundabout and pass the Co-op. Follow this road around the East Bay and up the hill, turning right into Loch Nevis Terrace. Proceed on the road turning left and into Loch Nevis Crescent, Number 2 is on the left hand side.

 what3words [tasteful.blueberry.went](https://www.what3words.com/?q=tasteful.blueberry.went)



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