

21 East Bay

Mallaig, PH41 4QG

Guide Price £120,000

Fiuran PROPERTY

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Located with a Westerly aspect in the picturesque village of Mallaig with unrestricted, panoramic views over Mallaig Bay, the harbour and out towards the Isle of Skye, 21 East Bay is a spacious first floor Flat with 2 Bedrooms. This very desirable Flat will make a wonderful family home, ideal first time buyers' property or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious first floor Flat
- Stunning views over the harbour
- Entrance Hallway, Lounge, Kitchen
- 2 double Bedrooms and Bathroom
- Double glazed uPVC windows & door
- Electric heating
- Communal garden to the rear
- Free on street parking to the front
- Convenient town centre location
- Easy walking distance to local amenities
- Regular train and bus service to Fort William
- Wonderful family home
- Perfect buy-to-let investment
- Vacant Possession
- No onward chain



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The accommodation comprises the entrance Hallway with storage cupboard, Lounge with impressive views over the harbour, Kitchen, 2 double Bedrooms and the family Bathroom.

In addition to its picturesque, town centre location, 21 East Bay is bought to the market without a forward chain. Free on street parking is at the front of the property.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH
Via the steps at the front of the property into the communal close. Number 21 is on the first floor on the left-hand side and entrance is into the Hallway.

HALLWAY 4.8m x 1.1m
With storage cupboard, further cupboard housing the electrical fuse box, radiator, fitted carpet and doors leading to the Lounge, both Bedrooms and the family Bathroom.

LOUNGE 4.2m x 3.7m
Bright & spacious room with window to the front elevation taking full advantage of the superb sea views over Mallaig Bay, the busy harbour & out to the Small Isles of the Inner Hebrides, radiator, fitted carpet and door leading to the Kitchen.

KITCHEN 3.6m x 2.1m (max)
With base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven, electric hob with stainless steel extractor hood over, tiled splashbacks, integrated fridge, plumbing for washing machine, storage cupboard housing the hot water tank, window to the rear elevation overlooking the rear garden and laminate flooring.

BEDROOM ONE 3.9m x 3.7m
With window to the front elevation with wonderful views of the village, harbour and beyond, radiator and fitted carpet.

BEDROOM TWO 3.5m x 2.5m
With window to the rear elevation, radiator and fitted carpet.

BATHROOM 2.5m x 1.5m
Fitted with a white suite comprising bath with electric shower over, WC, wash basin, heated towel rail, frosted glass window to the rear elevation, tiled walls and tiled flooring.





EXTERIOR

There is a communal rear garden to the rear of the flats. The garden is on 2 levels. The first level is laid with concrete and provides an area for bin storage. The upper level is accessed via a few steps, is laid mainly with grass and offers a drying area. There is free on street parking to the front of the property.

MALLAIG

Mallaig is a very popular working fishing port on the north west coast of the Highlands, with Mallaig Yachting Marina offering pontoon berths and moorings. The major ferry terminal provides ferries to Skye, the Inner and Outer Isles and Knoydart. The village has a range of facilities including supermarkets, various independent shops, bakery, cafes, restaurants, medical centre, churches, primary & secondary schools, a modern swimming pool and a leisure centre. There is also a railway connection to Fort William which operates the Jacobite Steam Train, and a bus service which runs daily to and from Fort William, and surrounding areas. Mallaig is approximately 40 miles north west of Fort William and being part of the 'Outdoor Capital of the UK', Mallaig and surrounding areas offer a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports, mountain biking, golfing and many other outdoor activities.









21 East Bay, Mallaig



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.

Council Tax: Band B
EPC Rating: C77
Gross internal floor area (m²) 59
Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



Boundary Plan as per Registers of Scotland

DIRECTIONS

From Fort William take the A82 North. At the roundabout by the BP Station/Ben Nevis Distillery, take the first exit on to A830 for Mallaig. Follow the signs for Mallaig (approx. 40 miles). At the roundabout take the 3rd exit. Continue through the town, 21 East Bay is on the right-hand side and can be identified by the for sale board in the Lounge window. (parking on street to front).

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber, which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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