

4 GILLIES PARK, MALLAIG



KEY FEATURES

- Spacious 1st floor one bedroom apartment
- Double Glazing
- Electric heating with thermostatically controlled radiators
- An excellent Energy Performance Rating of C:75
- Enjoying lovely views towards the bay and hillside beyond
- Large communal garden to rear
- Off street parking
- Tenure is Freehold
- Council Tax Band A

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £70,000

DESCRIPTION

McIntyre & Company are delighted to bring 4 Gillies Park to the market. The property was built around 1930, spans approximately 47sq m and is situated on the first floor in a block of six. It is conveniently located in a quiet Cul-De-Sac set above the village enjoying views and off road parking.

In addition to its convenient location the property further benefits from double glazing, electric heating with thermostatically controlled radiators, an excellent energy performance rating of C:75, a galley style kitchen with a variety of wall, drawer and base units and a spacious lounge that enjoys beautiful views towards the harbour and hillside beyond.

The property could benefit from modernisation which has been reflected in the home report valuation. However, it also forms a blank canvas for the next purchaser. With the necessary upgrades the apartment would form a super first-time buyers home and appeal as a buy to let opportunity.

DIRECTIONS: 4 , Gillies Park, Mallaig, PH41 4QU.

From Fort William, head North on the A82, turning left at the Distillery Roundabout. Travel towards Mallaig on the A830, on reaching Mallaig bear right into the town taking the 2nd right, continue up the hill until reaching Gillies Park immediately in front of you.

LOCATION/AMENITIES

Mallaig is a picturesque fishing port situated on the West Coast of Scotland which provides a range of shops including a well-stocked supermarket, hotels, bar, cafes, medical centre, primary and secondary schools, modern swimming pool and leisure facilities.

Mallaig has links to Fort William, Oban and Glasgow. The area is well linked by the A82 and has public transport links to places including Edinburgh, Inverness and London. It is easily accessible with regular Caledonian MacBrayne ferry services to Armadale on the Isle of Skye and a daily service to the Small Isles of Canna, Rùm, Eigg and Muck. They also offer a non-landing ticket which allows visitors to cruise the Small Isles. In addition, a local ferry service run by Western Isles Cruises sail daily to Inverie in Knoydart, a beautiful and remote village. They also call (by prior arrangement) at Tarbet a location only accessible by sea. Its Train Station brings in tourists from the Jacobite Steam Train during the summer period. The Jacobite provided the Steam Engine and Carriages for Hogwarts Express as seen in the Harry Potter movies.

The nearest and largest town from Mallaig is Fort William, the main district town of Lochaber and is known as the “Outdoor Capital of the UK”. It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There is a variety of shops, pubs and restaurants, a library, tourist information centre, cinema, museum, bus and railway station with an overnight sleeper to London.

ENTRANCE HALL 2.60m x 1.06m

Good size storage cupboard. Carpet flooring co-ordinated with the lounge.

LOUNGE 4.87m x 3.26m

Spacious lounge with a large window to the front elevation that benefits from lovely views over the bay and hillside. Carpet flooring.

KITCHEN 3.63m x 2m

Rear facing fitted kitchen with a variety of wall, drawer, base units and cupboard that houses the water tank. Vinyl flooring.

BEDROOM 3.91m x 3.68m

Another spacious front facing room that benefits from lovely views. Carpet flooring.

BATHROOM 1.98m x 1.56m

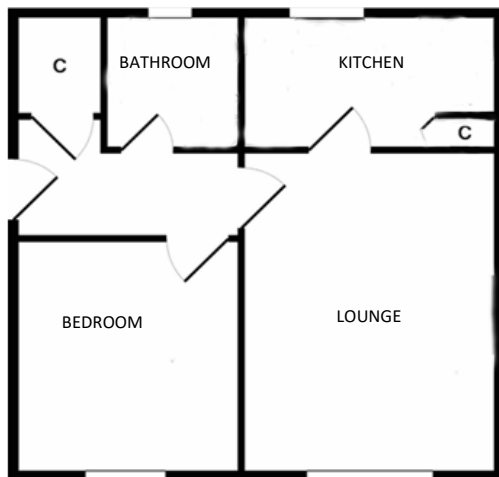
White suite comprises bath, W.C and wash hand basin. Back to board flooring, dimplex wall heater and extractor fan.



EXTERNALLY

To the front is a small grassed area running alongside the footpath. The side and rear are communal areas that are mainly laid with grass. There is a communal drying area, hedge and bushes to the rear. Parking is available immediately outside of the property.

Views of Mallaig Village seen from the front elevation of No 4



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

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