

22, EAST BAY, MALLAIG

mcintyre & co
Solicitors & Estate Agents



- Well presented and modern Two bedroom 1st floor flat
- Fabulous views over Mallaig Harbour and towards the Isle of Skye
- Situated in the main village of Mallaig with all amenities within walking distance
- Electric heating system / Double Glazing
- Communal off street parking
- Tenure is Freehold / Council Tax Band B / EPC D-65

GUIDE PRICE

£125,000

DESCRIPTION

McIntyre & Company are delighted to bring 22, East Bay to the market. Situated in the popular fishing village of Mallaig No 22 forms a very desirable and modern flat that enjoys fabulous views over Mallaig Harbour and towards the Isle of Skye.

The flat is situated on the first floor in a block of six properties. In addition to its convenient location and fabulous views the property has been well maintained and is beautifully presented. There is a galley style kitchen that is tastefully decorated, lounge, bathroom and two good size bedrooms. The property was built around 1950 and spans approximately 57sq m.

This desirable property forms an ideal home for a first-time buyer or a great buy to let opportunity.

DIRECTIONS: 22, EAST BAY, MALLAIG, PH41 4QG.

From Fort William take the A830 Road to the Isles / Mallaig Road, driving through the village of Corpach, continue through the scenic village of Glenfinnan. Continue on the A830 until reaching Mallaig. At the roundabout bear right, passing the Co-Op on your left. Continue around the bay and number 22 is on the right (next to Haco Cottage and the 4th block in the bay.

LOCATION/AMENITIES

Mallaig is a picturesque fishing port situated on the Westcoast 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.

Inner Hallway 4.70m x 1.07m

Store cupboard and quality fitted carpet flooring.

Lounge 4.17m x 3.65m

Spacious room with coordinated hallway carpet flooring and lovely views over the bay.

Kitchen 3.72m x 2.17m

Modern galley style kitchen with partially tiled walls above the work surface areas. There is a variety of wall, drawer and base units that include an integrated oven, hob and extractor. Laminate flooring.

Bedroom 3.91m x 3.62m

Spacious front facing room that enjoys lovely views over Mallaig bay. Laminate flooring.

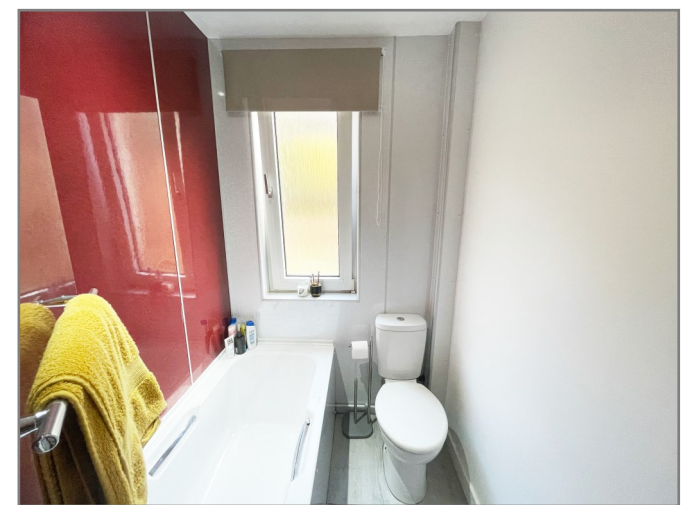
Bedroom 3.49m x 2.44m

Rear facing with carpet flooring.

Bathroom 2.47m x 1.45m

Modern bathroom with shower and side screen over. Wet wall finish around the bath area, W.C, wash hand basin, down lights, Dimplex wall heater and laminate flooring.

All measurements are taken at the longest x widest points.



EXTERNALLY

The property shares a communal garden to the rear.



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