

1, GILLIES PARK, MALLAIG

mcintyre & co
Solicitors & Estate Agents



Well presented, one bedroom ground floor apartment

Situated in the main village of Mallaig with all amenities within walking distance

Double bedroom with new built in wardrobes

Modern shower room

Electric heating system / Double Glazing / Tenure is Freehold

Parking is available immediately outside of the apartment

Energy Performance Rating E:49 / Council Tax Band A

Great buy-to-let, Airbnb or first-time buyer home

GUIDE PRICE

£98,000

DESCRIPTION

McIntyre & Company are delighted to bring 1 Gillies Park to the market. Situated in the popular fishing village of Mallaig the property forms a very desirable and modern apartment that enjoys views towards Mallaig Harbour. The property was built around 1930 and spans approximately 42sq m.

The apartment is situated on the ground floor in a block of six other apartments. In addition to its convenient location and views, the property has been well maintained and is beautifully presented. There is a galley style kitchen that is tastefully decorated and houses a small dining table. A feature of the lounge is the cast iron style fireplace with polished stone hearth. There is a modern shower room and a double bedroom with fitted wardrobes.

This desirable property forms an ideal home for a first-time buyer or a great buy to let opportunity. White goods, mahogany effect king size sleigh bed and new La-Z-Boy curved electric recliner suite is available by separate negotiation.

Tenure is Freehold / Council Tax Band A / Energy Performance Rating E:49.

DIRECTIONS: 1, Gillies Park, Mallaig, PH41 4QU.

From Fort William, head North on the A82, turning left at the B.P Roundabout. Travelling towards Mallaig on the A830, on reaching Mallaig bear right into the town taking 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 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.

ENTRANCE HALL

Carpet flooring and large storage cupboard.

LOUNGE 4.78m x 3.62m

Front facing room enjoying views towards the fishing Port. There is a chimney breast with a cast iron style fireplace that is recessed to either side. One recess has floating shelving. Radiator and carpet flooring.



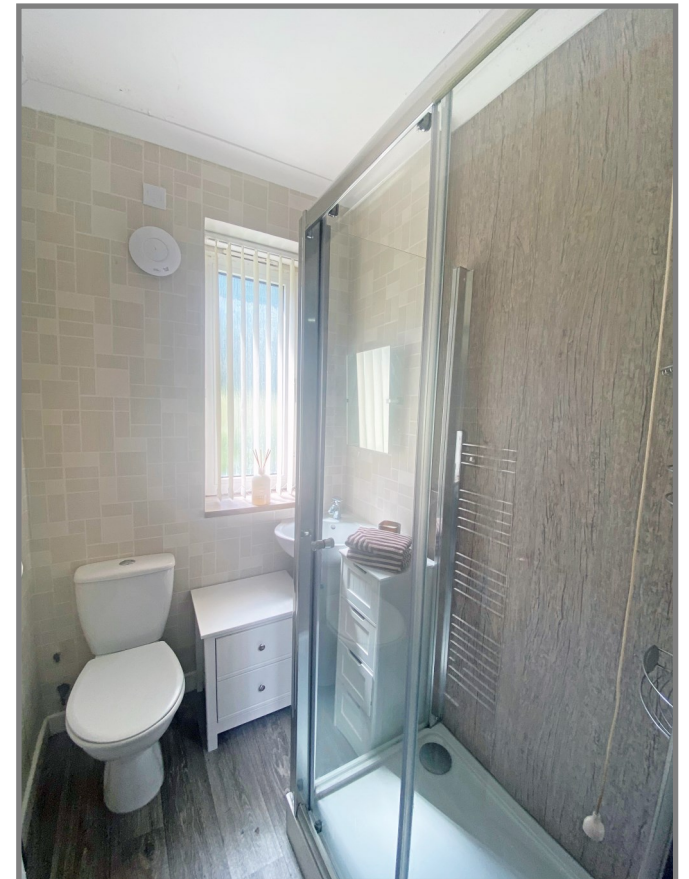
KITCHEN 3.57m x 1.89m

Rear facing, modern fitted kitchen with a variety of wall, drawer and base units. Walls have been cleverly papered to give the appearance of tiling. Vinyl flooring and radiator.



SHOWER ROOM 1.84m x 1.46m

A modern shower room with good size shower cubicle with wet wall finish, corner space saving wash hand basin with mirror over, W.C, heated towel rail, extractor and vinyl flooring.



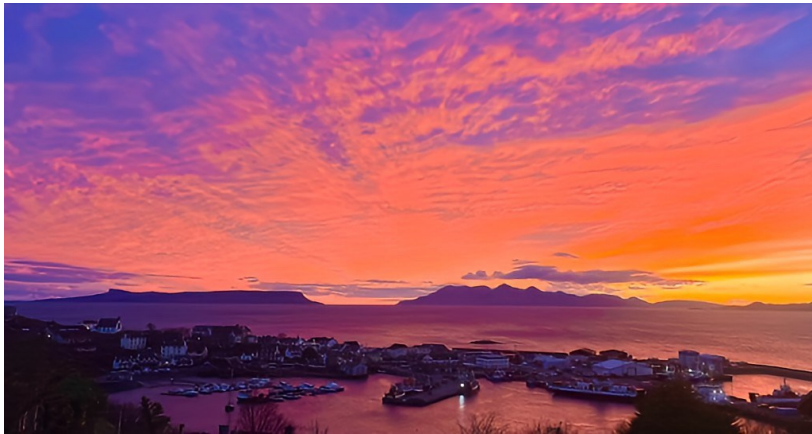
BEDROOM 3.57m x 3.16m

Front facing room enjoying views towards the fishing Port. Mirror fronted built in wardrobes. Carpet flooring and radiator.

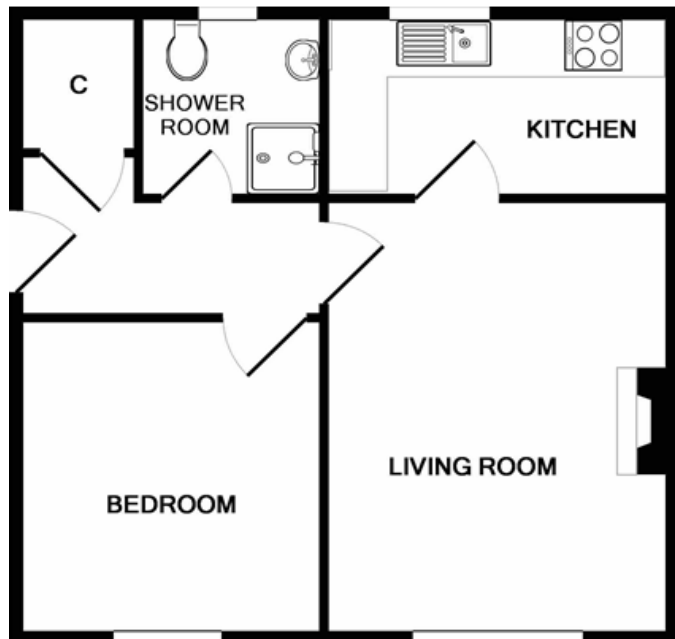


EXTERNALLY

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



Views of Mallaig harbour to the small Isles



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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