



## 8 East Bay

Mallaig, PH41 4QG

Guide Price £125,000

**Fiuran**  
PROPERTY

[Fiuran.co.uk](https://www.fiuran.co.uk)

## 8 East Bay

Mallaig, PH41 4QG

8 East Bay is a spacious 2 Bedroom ground floor flat in the picturesque village of Mallaig. With wonderful panoramic views over the harbour and out towards the Isle of Skye, it would make a wonderful family home, ideal first time buyers' property, idyllic holiday home, or a perfect buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- Very desirable ground floor Flat
- Unrestricted views over the harbour
- Well-presented and in walk-in condition
- Entrance Hallway, Lounge, Kitchen/Diner
- 2 double Bedrooms and Bathroom
- White goods included in sale
- Recently renovated throughout
- Communal garden to side and rear
- Free on street parking to the front
- Excellent transport links
- Town centre location
- Easy walking distance to local amenities
- Wonderful family home
- Perfect buy-to-let investment



8 East Bay is a spacious 2 Bedroom ground floor flat in the picturesque village of Mallaig. With wonderful panoramic views over the harbour and out towards the Isle of Skye, it would make a wonderful family home, ideal first time buyers' property, idyllic holiday home, or a perfect buy-to-let investment.

The accommodation comprises of the Entrance Hallway with storage cupboard, Lounge with stunning views over the harbour, Kitchen/Diner, 2 double Bedrooms, and Bathroom.

In addition to its picturesque, town centre location, 8 East Bay has recently been upgraded. It is fully double glazed and benefits from electric heating. 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 8 is on the ground floor on the left-hand side, and entrance is into the Hallway.

#### **HALLWAY** 4.7m x 1m

With storage cupboard, radiator, laminate flooring, and doors leading to the Lounge, both Bedrooms, and Bathroom.

#### **LOUNGE** 4.2m x 3.6m

Bright & spacious room with window to the front elevation taking full advantage of the superb views over the harbour, attractive multi fuel stove with wooden mantle over, space for dining furniture, radiator, laminate flooring, and door leading to the Kitchen.

#### **KITCHEN** 3.4m x 2m (max)

With modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & induction hob, free standing fridge/freezer, washing machine, breakfast bar, storage cupboard housing the hot water tank, window to the rear elevation overlooking the rear garden, and laminate flooring.

#### **BEDROOM ONE** 3.5m x 3.2m

With window to the front elevation with wonderful views of the harbour and beyond, radiator, and laminate flooring.



**BEDROOM TWO** 3.5m x 2.4m

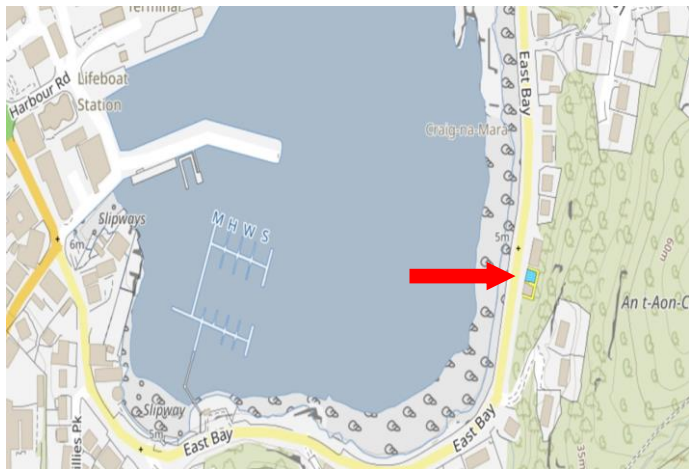
With window to the rear elevation, radiator, and laminate flooring.

**BATHROOM** 2.3m x 1.5m

Fitted with a modern white suite comprising bath with electric shower over, WC & wash basin, frosted glass window to the rear elevation, and laminate flooring.

**EXTERIOR**

The side & rear communal outdoor space is well-maintained. The side garden is laid with concrete and houses coal bunkers and private allocated bins. The rear garden offers a drying area on the lower level, with a grassed area above. There is free on street parking to the front of the property.



## 8 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 & drainage.

**Council Tax:** Band B

**EPC Rating:** D65

**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.

## 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, 8 East Bay is on the right-hand side (parking on street to front).

## MALLAIG

Mallaig is a picturesque working fishing port on the northwest 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, 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 and a bus service which operates daily to and from Fort William and surrounding areas. Mallaig is approximately 40 miles northwest 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.

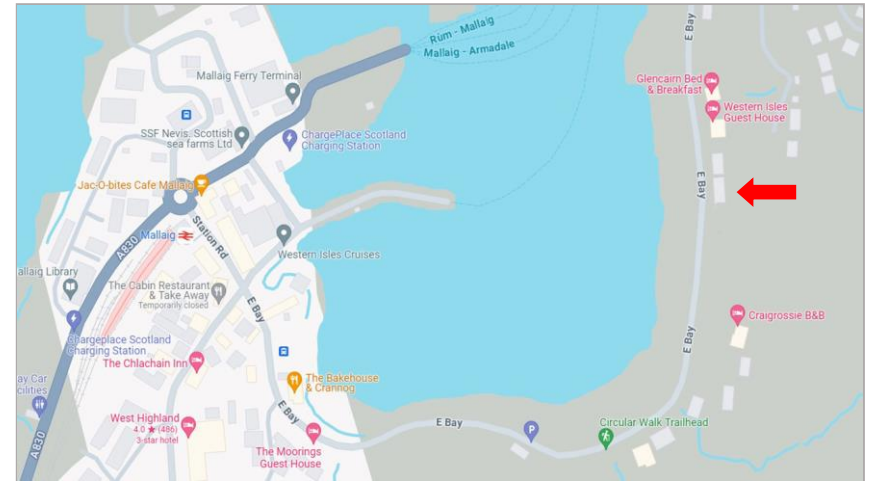
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as 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.

Prospective purchasers are advised to 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.



# Fiuran

PROPERTY

**T:** 07471 783 721

**E:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

**Dail-Uaine, Invercoe,  
Glencoe, PH49 4HP**

## Mallaig Harbour

