



Siaradh

Coteachan Hill, Mallaig, PH41 4QP

Guide Price £270,000

Fiuran
PROPERTY

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Siaradh is a lovely detached Bungalow, located in the much sought after & popular picturesque village of Mallaig, boasting unrestricted panoramic views over The harbour, The Sound of Sleat and looking out towards the Small Isles. In excellent order throughout it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Wonderful, detached family home
- With panoramic views over The Harbour & beyond
- Porch, Hallway, Lounge, Dining Room, Kitchen
- Bathroom, 3 double Bedrooms, WC & Rear Porch
- Excellent storage throughout, including Loft space
- In excellent order & in walk-in condition
- Attractive traditional fire in Lounge
- Double glazed windows
- Oil fired central heating system
- Well-maintained garden
- Large Basement with power, lighting & water
- Private driveway with ample parking
- Superb family home
- No onward chain
- Vacant possession



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The accommodation comprises entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Bathroom, 3 double Bedrooms, WC and Rear Porch. There is also a Loft, which can be accessed via a hatch in the Hallway.

In addition to its breathtaking location, this property is fully double glazed, benefits from oil fired central heating and has an attractive traditional open fire in the Lounge. Externally, the well-maintained garden surrounds the property and takes full advantage of the magnificent views. There is an extensive Basement with power & lighting and a driveway providing ample private off street parking.

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

APPROACH

Via the driveway at the side of the property and entrance via steps at the front into the Porch or via steps to the side and entrance into the Rear Porch.

ENTRANCE PORCH 1.8m x 1.4m

With external door & panel window to the side elevation, fitted carpet and door leading to the Hallway.

HALLWAY 5m x 1.9m (max)

With 2 built-in cupboards, radiator, fitted carpet and doors leading to the Lounge, Dining Room, Bathroom and all 3 double Bedrooms.

LOUNGE 6.2m x 3.9m

Stunning family room with picture window to the front elevation with breathtaking views over the harbour and beyond, further window to the side elevation again with the most spectacular views, attractive traditional open fire, 2 radiators and fitted carpet.

DINING ROOM 3.8m x 2.4m

With window to the rear elevation, space for dining furniture, radiator, laminate flooring and door leading to the Kitchen.

KITCHEN 3.1m x 2.6m

Fitted with a range of modern light grey base & wall mounted units, complementary work surfaces over, sink & drainer, electric double oven, electric hob, splashbacks, under counter fridge, under counter freezer, large storage cupboard, radiator, window to the rear elevation, laminate flooring and door leading to the Rear Porch.



BEDROOM ONE 3.8m x 3.1m

With window to the front elevation with beautiful views, built-in wardrobe, radiator and fitted carpet.

BEDROOM TWO 3.1m x 2.6m

With window to the side elevation, radiator and fitted carpet.

BEDROOM THREE 3.7m x 3.1m

With window to the rear elevation, 2 built-in wardrobes radiator and fitted carpet.

BATHROOM 2.6m x 1.7m

Fitted with a white suite comprising bath with shower over, WC & wash basin, wall mounted mirror, radiator, partly tiled walls, frosted window to the rear elevation and laminate flooring.

REAR PORCH 1.1m x 0.9m

With external door to the side elevation leading to steps which lead down to the driveway and Basement, shelved storage cupboard housing the electric fuse box, laminate flooring and door to WC.

WC 2.1m x 1m

Fitted with a white suite comprising WC & wash basin, radiator, frosted window to the side elevation and laminate flooring.

BASEMENT

The Basement runs the full length of the house has power and lighting. It is divided into 2 areas by an interconnecting door. The first area 4m x 1.8m and the second area 7.3m x 3.8m. There is power, lighting, water and plumbing for a washing machine.



EXTERIOR

The well-maintained garden surrounds the property and offers breathtaking views. The front garden is bounded by a stone wall to 2 sides and timber fences & hedging plants to the other sides, laid mainly with grass, offset with an area planted with small trees, shrubs & bushes. The side garden is laid with concrete providing off street parking. There is also an outdoor tap. The rear garden is also bounded by a wall with additional fencing and laid with concrete. The garden offers a variety of places for garden furniture, a superb place to sit, relaxing, dining alfresco and for taking in the amazing views.

MALLAIG

Mallaig is a picturesque 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, 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 north 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.



Siaradh, 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. Oil tank.

Council Tax: Band D **EPC Rating:** D67

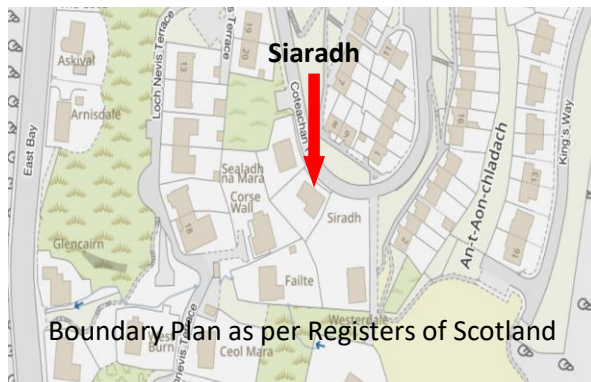
Local Authority: Highland Council

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.



LOCATION

Mallaig is approximately 40 miles north 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.

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 ahead through the village, at the end of the road take the first right into Loch Nevis Terrace continue onto Loch Nevis Crescent. Turn right immediately after the fire station onto Coteachan Hill Siaradh is the second bungalow on the right-hand side and can be identified by the For Sale sign in the Kitchen window.

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.



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Pictures of Mallaig Harbour
and Village

