



7 Coteachan Hill

Mallaig, PH41 4QP

Guide Price £138,000

Fiuran
PROPERTY

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7 Coteachan Hill is a very desirable end terraced House, located in the much sought after & popular picturesque village of Mallaig. With garage, driveway and garden to the front & rear it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- 3 Bedroom end-terraced House
- Porch, Hallway, Lounge/Diner, Kitchen
- Vestibule, Upper Landing, 3 Bedrooms
- Box Room, Bathroom and Loft
- Double glazed windows & electric heating
- Enclosed garden to front & rear
- Garage with power & lighting
- Private driveway for off-street driveway
- Lovely family home
- Perfect first time buyers property
- Ideal buy-to-let investment
- No onward chain
- Vacant possession



7 Cotechan Hill is a very desirable end terraced House, located in the much sought after & popular picturesque village of Mallaig. With garage, driveway and garden to the front & rear it would make a wonderful family home.

The Ground Floor accommodation comprises Entrance Porch, Hallway with stairs rising to the first floor, Lounge/Diner, Kitchen and Vestibule.

The First Floor accommodation offers the Upper Landing 3 Bedrooms, Box Room and Bathroom

There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, this property is fully double glazed & benefits from electric heating. Externally, there is a private enclosed garden to the front & rear. The private driveway provides 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 the enclosed front garden into the Porch.

ENTRANCE PORCH 1.3m x 1m

With external door to the side elevation, panel window to the other side, laminate flooring and door leading to the Hallway.

HALLWAY 3.7m x 1.7m

With carpeted stairs rising to the first floor, 3 built-in cupboards (1 housing the hot water tank & 1 housing the electrical fuse box), window to the front elevation, radiator, laminate flooring and door leading to the Lounge.

LOUNGE/DINER 5.9m x 3.4m (max)

Bright & spacious room with dual aspect windows to the front & rear elevations, 2 radiators, laminate flooring and door leading to the Kitchen.

KITCHEN 3.6m x 2.7m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, tiled splashbacks, radiator, window to the rear elevation, laminate flooring and door leading to the Vestibule.

VESTIBULE 1.7m x 0.9m

With external door leading to the rear garden, large understairs storage cupboard, radiator and laminate flooring.



UPPER LANDING 3.7m x .09m

With fitted carpet and doors leading to all 3 Bedrooms, the Box Room and Bathroom.

BEDROOM ONE 3.2m x 2.7m (max)

L-shaped with window to the front elevation, radiator and fitted carpet.

BEDROOM TWO 4.3m x 3.2m

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

BEDROOM THREE 3.7m x 2.9m

With window to the rear elevation with views over the Harbour, radiator and fitted carpet.

BOX ROOM 1.8m x 1.1m

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

BATHROOM 2.2m x 1.8m

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

GARAGE 5.4m x 3.3m

With up and over metal door to the front elevation, concrete flooring, power, lighting and single door to the rear elevation.



EXTERIOR

With enclosed garden to the front and rear. The front garden is bounded by a new timber fence and is laid with grass. The rear garden is also enclosed by timber fencing and laid with grass, offset with paving slabs. There is potentially a narrow strip of land to the bottom of the garden, a former pathway that does not form part of the SPA's title but is incorporated within the garden ground. The driveway & garage provide private off-street parking.

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.



7 Coteachan Hill, 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.

Council Tax: Band C **EPC Rating:** F31

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.



Boundary Plan as per Registers of Scotland

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. Continue up the hill bear round to the left. Number 7 is the 3rd house on the left-hand side and can be identified by the For Sale board.

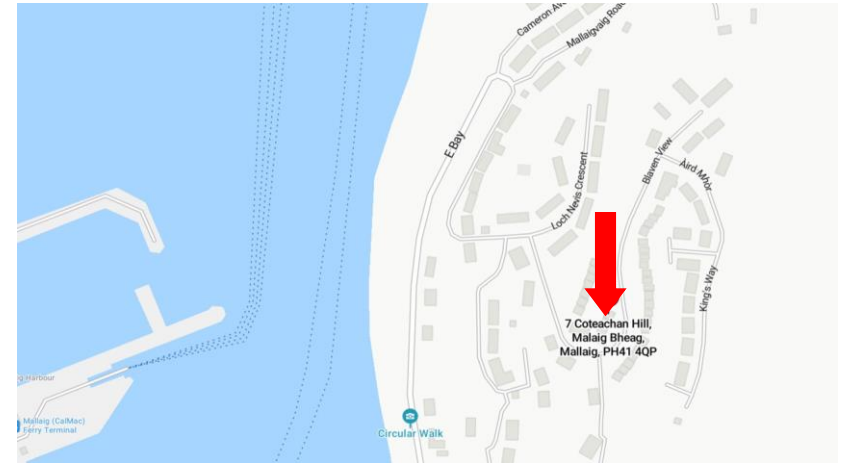
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

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PLEASE NOTE THAT THIS PROPERTY IS SOLD AS SEEN

Vetting Caveat

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:-

(a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or

(b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or

(c) where the bidder is a company ,a copy of the Certificate of Incorporation of the Company and ,in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase.

Failure to provide the information required and the signed Declaration may result in an offer not being considered.

