



### 3 Columba Road

Morar, Mallaig, PH40 4PH

Guide Price £220,000



**Fiuran**  
PROPERTY

[Fiuran.co.uk](http://Fiuran.co.uk)



## 3 Columba Road

Morar, Mallaig, PH40 4PH

3 Columba Road is a beautifully presented & spacious semi-detached House with 3 Bedrooms. Located in the picturesque & much sought after village of Morar. Set in sizeable, well-maintained garden grounds with private driveway & resident parking, it would make a wonderful family home, ideal buy-to-let investment or superb holiday home.

Special attention is drawn to the following: -

### Key Features

- Lovely semi-detached House
- Fine open mountain views
- Sought after & desirable location
- Porch, Hallway, Lounge, Kitchen/Diner
- Bathroom, Upper Landing, 3 Bedrooms
- Partially floored Loft with retractable ladder
- Attractive Morso multi fuel stove in Lounge
- Double glazed windows & oil heating
- White goods included in sale
- Contents available under negotiation
- Private garden to front, side & rear
- Paved driveway & resident parking
- Within walking distance of the Silver Sands
- 3 miles south of Mallaig
- Excellent transport links
- No onward chain



3 Columba Road is a beautifully presented & spacious semi-detached House with 3 Bedrooms. Located in the picturesque & much sought after village of Morar. Set in sizeable, well-maintained garden grounds with driveway & resident parking, it would make a wonderful family home, ideal buy-to-let investment or superb holiday home.

The lower accommodation comprises of the entrance Porch, Hallway, Lounge, Kitchen/Diner and the Bathroom.

The First Floor boasts the Upper Landing and 3 double Bedrooms.

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

In addition to its beautiful location with fine open mountain views, 3 Columba Road offers generous accommodation in a spacious and traditional layout. The property benefits from double glazed windows and oil-fired central heating.

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

#### **APPROACH**

Via the paved front garden and entry at the front into the Porch or at the rear into the Kitchen.

#### **PORCH** 2.1m x 1.6m

With stable style external door to the front elevation, window to the side, storage cupboard, tiled flooring and door leading to the Hallway.

#### **HALLWAY** 3.6m x 2.1m (max)

With carpeted stairs rising to the first floor, radiator, wooden flooring and doors leading to the Lounge, Kitchen/Diner and Bathroom.

#### **LOUNGE** 5.2m x 4.3m (max)

With bay windows to the front elevation, attractive Morso multi fuel stove set on a tiled hearth, radiator and wooden flooring.

#### **KITCHEN** 4.3m x 3.1m

Fitted with a range of base & wall mounted units, complementary work surfaces over, sink & drainer, electric cooker, tiled splashbacks, freestanding fridge/freezer, dishwasher, washing machine, window to the rear elevation, wooden flooring and stable style external door leading out to the rear garden.

#### **BATHROOM** 2.3m x 2m

Fitted with a white suite comprising of jacuzzi spa bath with shower over with rain head, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the rear elevation, tiled walls and tiled flooring





**UPPER LANDING** 4.3m x 2.4m (max)

With window to the front elevation, hatch access to Loft, storage cupboard, radiator and doors leading to all Bedrooms.

**BEDROOM ONE** 4.3m x 3/9m (max)

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

**BEDROOM TWO** 3.8m x 3.7m (max)

L-shaped with window to the rear elevation built-in wardrobe, radiator and fitted carpet.

**BEDROOM THREE** 3.6m x 2.8m

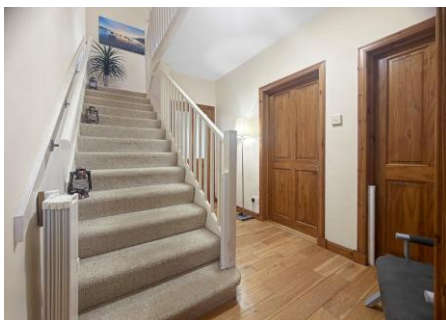
With window to the rear elevation, built-in wardrobe, radiator and fitted carpet.

**LOFT**

With access hatch in the Upper Landing, retractable ladder, partially floored, lighted and may offer development potential (subject to the relevant planning regulations).

**GARDEN**

With garden to the front, side & rear. The front garden is bounded to each side by hedging plants with gates to the front and is laid with paving slabs offering off street parking, further resident parking in also located to the front of the property. The side garden is also laid with paving slabs and leads though to the rear garden. The rear garden is on split levels. The upper level offers a raised decking area with timber shed. The lower level is laid partly with grass & partly with paving slabs and also houses a timber shed.



## MORAR

Morar is situated in the North West Highlands of Scotland, three miles from the village of Mallaig. The area around Morar is a walkers' paradise, with the surrounding hills offering magnificent views stretching as far as Ben Nevis in the east to the magnificent Cullins and further to the Hebrides in the west. The village of Morar offers a village shop and a primary school. Morar railway station is regarded as one of the great railway journeys of the world, running from Mallaig to Glasgow. Mallaig is just 4 miles north and has a good range of shops, restaurants, churches, secondary school, a swimming pool and medical services. Mallaig harbour is a busy fishing port, with Mallaig Yachting Marina and ferry terminal to Skye, the Small Isles and Knoydart.



Boundary Plan as per Registers of Scotland





## 3 Columba Road, Morar



*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 C     **EPC Rating:** D55

**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 town centre, take the A82 North. At the roundabout by the BP station/Ben Nevis Distillery, take the first exit onto the A830 for Mallaig and follow the signs for Mallaig. Take the second turning on the right onto the B8008, follow the road ahead pass Morar Motors and the school. Columba Road is next on the right. Number 3 can be easily identified by the For Sale sign.

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.

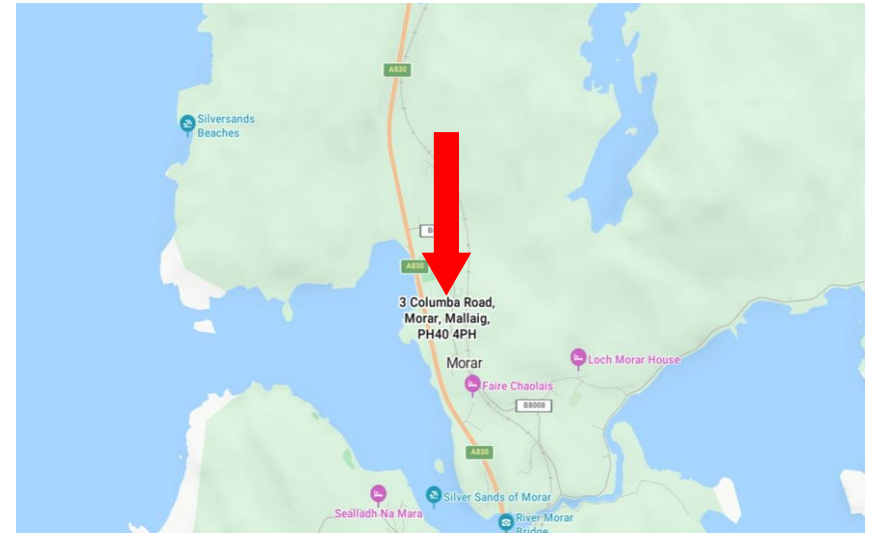
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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



