



**19, LOCH NEVIS CRESCENT,
MALLAIG
PRICE GUIDE £130,000**

KEY FEATURES:

- ◇ Situated above the village in a cul-de-sac location
- ◇ Enjoying fabulous views towards Mallaig Bay and the Small Isles
- ◇ Spacious Living room with stunning views
- ◇ Large, modern fitted Kitchen—Diner
- ◇ Family Bathroom (ground floor)
- ◇ 3 Double Bedrooms
- ◇ Double Glazing
- ◇ Energy Performance Rating D-66

LOCATION/AMENITIES:

Mallaig is a picturesque fishing port which provides a range of shops including 2 well-stocked supermarkets, hotels, medical centre, primary and secondary schools, modern swimming pool and leisure facilities. There are railway connections via The West Highland Line to Fort William and a major ferry terminal for ferry services to Knoydart, Skye, the Inner and Outer Isles. The Marina has excellent facilities, including pontoon berths and moorings. 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, museum and railway station with links to Mallaig, Glasgow, Edinburgh and an overnight sleeper to London.

DIRECTIONS: 19 LOCH NEVIS CRESCENT, MALLAIG, PH41 4QJ

From Fort William take the A830 Road to the Isles / Mallaig Road, driving through the village of Corpach and along Loch Eil Side, continue through the scenic village of Glenfinnan. Continue on the A830 until reaching Mallaig. At the roundabout bear right, the Co-Op will be on your left, follow the road straight through the village as far as you can, at the end of the road take the first right into Loch Nevis Terrace until the point where it joins Loch Nevis Crescent. No. 19 is on the right hand side towards the end of the Cul-de-Sac.

DESCRIPTION:

A spacious mid-terrace property situated above the fishing port of Mallaig and within walking distance of the town centre. The property is ideally situated and takes full advantage of the beautiful views towards the bay and across to the Small Isles. The property makes for a great first-time buyer or small family home and benefits from generous living accommodation to include a large and modern fitted kitchen-diner, double-glazing, electric heating and an open-fire to the lounge. There is carpet flooring through-out with the exception of the bathroom and kitchen. The front of the property has a patio area ideal for sitting out to enjoy the fabulous views.

ACCOMMODATION:

Entrance porch, inner hall, living room, kitchen-diner, bathroom, 3 bedrooms.





ENTRANCE PORCH: 2.m x 1.21m (6'06" x 4')

Under stairs storage cupboard, small window overlooks the front. Access via 15 glass panel door leads to the hallway where there is a further storage cupboard.

LOUNGE: 4.27m x 4.09m (14'0" x 13'05") (at widest points)

Dual windows providing lovely views towards the Isles. Open fire.

KITCHEN-DINER: 4.27m x 3.02m (14'0" x 9'11")

A modern and spacious fitted kitchen-diner with a variety of wall, draw and base units to include an integrated washing machine and dishwasher. There is tiled walls above work surface areas, downlights and quality fitted laminate flooring. Access to rear porch where there is further storage cupboards and access to the garden.

BATHROOM: 2.24m x 1.97m (7'04" x 6'05") (Ground floor)

Family bathroom laid with vinyl flooring, wall tiling around the bath/shower area. Bath with shower and side screen over, W.C, wash hand basin, extractor fan and wall mounted heater.

REAR PORCH: 1.33m x .95m (4'04" x 3'01")

Two store cupboards and access to rear garden.

FIRST FLOOR:

Split level stairs with window on landing. Cupboard provides access to a partially floored loft.

BEDROOM 1: 4.26m x 3.28m (14' x 10'9") (at widest point)

Spacious, front facing with large window which offers great views. Wall heater.

BEDROOM: 2 3.82m x 2.89m (12'6" x 9'6") (longest x widest points)

Rear facing, built-in cupboard with shelving that houses the water tank. Wall heater.

BEDROOM 3: 3.40m x 2.80m (11'01" x 9'02")

Rear facing with wall heater.



EXTERNALLY:

There is gated access to the front of the property with a low level retaining boundary wall of shrubs and small plants as well as a slab patio area. The rear garden is split level with stepped access to a grassed area and the garden shed.



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A HOME REPORT AND FLOOR PLAN ARE AVAILABLE

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS: TO THE SELLING AGENT

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

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