




McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

Bracodene

MALLAIG, HIGHLAND, PH41 4RH

Mallaig is a thriving tourist destination, situated at the end of the famous “Road to the Isles” with the main ferry services to Skye, Eigg, Muck, Rum and Canna based here. The picturesque harbour is still used as a commercial port for the local fishing industry, yet the marina also provides a hub for many leisure sailors throughout the year.

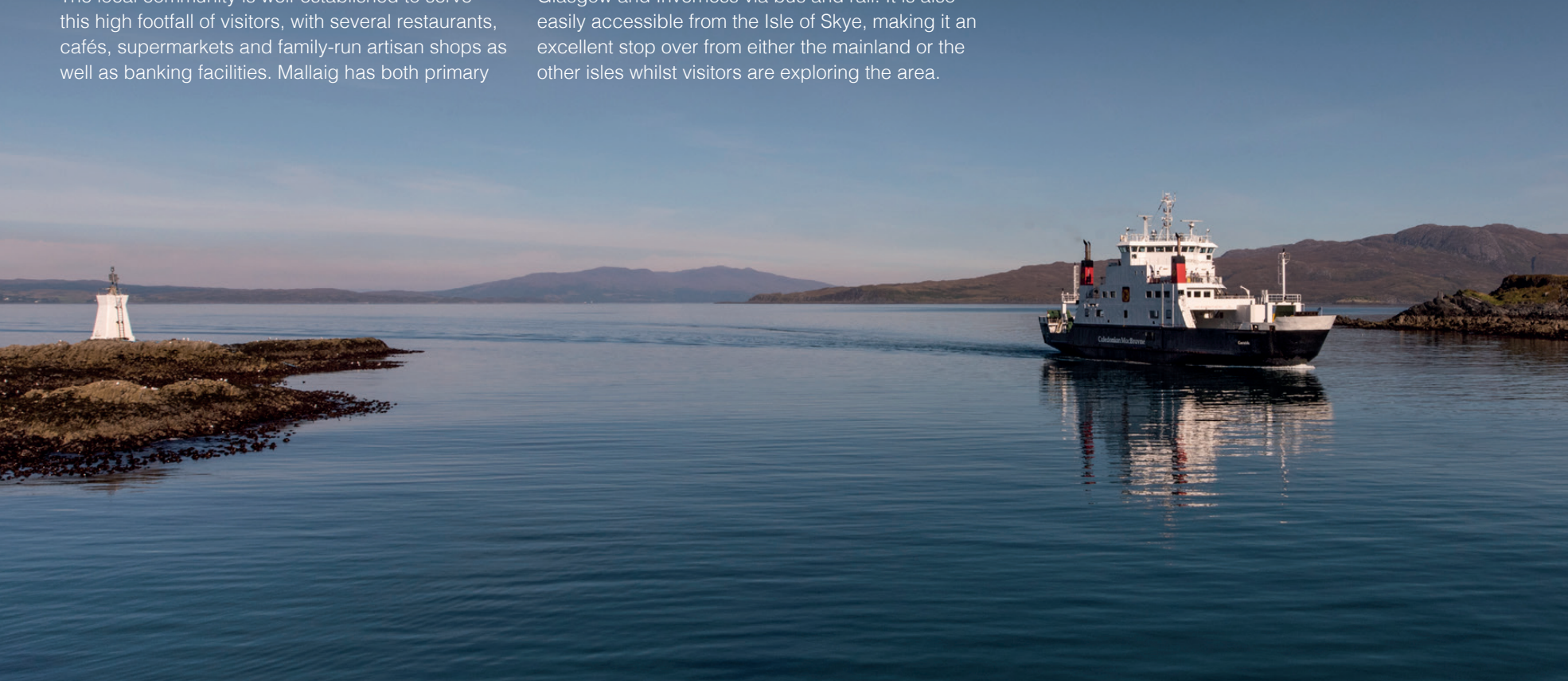
The local community is well-established to serve this high footfall of visitors, with several restaurants, cafés, supermarkets and family-run artisan shops as well as banking facilities. Mallaig has both primary

and secondary school education in the locality. Its railway station is the terminus for the West Highland Line and the main destination for the “Jacobite Steam Train” service made famous by the “Harry Potter” series.

Mallaig is roughly an hour drive away from Fort William, which provides excellent transport links to Glasgow and Inverness via bus and rail. It is also easily accessible from the Isle of Skye, making it an excellent stop over from either the mainland or the other isles whilst visitors are exploring the area.

BRACODENE | MALLAIG

“...A tranquil space with stunning elevated views overlooking the rural landscape...”



THE PROPERTY

The exterior of the property is breath-taking as it looks down over uninterrupted natural scenery which can be easily enjoyed from the spacious garden. It is laid to lawn and planted beds at the front of the property whilst the back has a private enclosed patio area and there is easy access to the single garage from the side of the property.

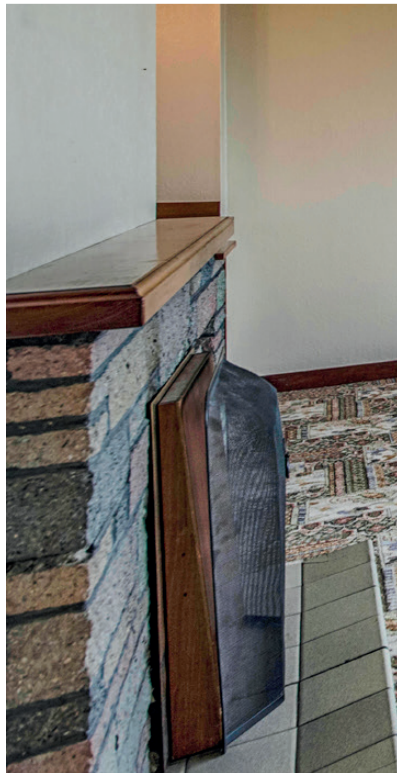
The open hallway allows access on the right to the front living room which has an open fireplace and to the left, a more formal dining or sitting area; both of which are filled with natural light and provide stunning views of over Isles of Skye, Rum and Eigg.

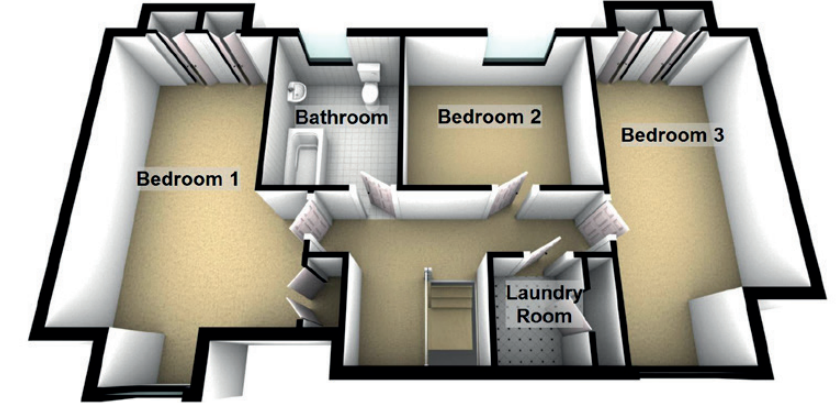
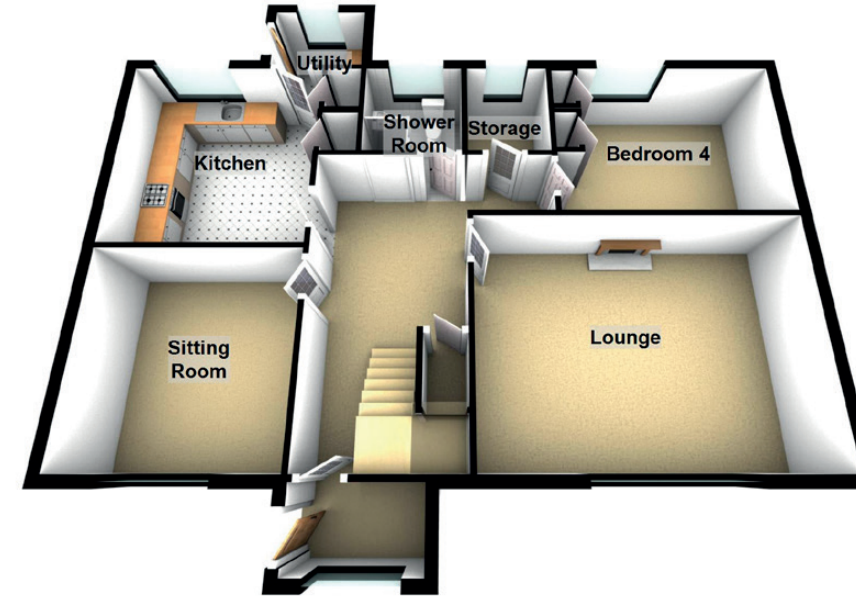
The kitchen is to the rear of the property and includes room for a breakfast table and chairs, useful for every day dining. It has plenty of space with an abundance of floor-to-wall units and built-in cupboards. There is also a separate utility area. There is an additional room to the rear of the property that could be used as a den, study or play room for children. The downstairs WC has the added benefit of a separate shower.

The first floor has three generously sized bedrooms, two of which are the length of the house and have large fitted cupboards. These also contain large windows to the front of the property, framing the beautiful scenery. The house has a large laundry cupboard off the main landing. The family bathroom completes the upstairs accommodation.

Although the property would require a degree of modernisation, this inviting home is a base for any chosen colour scheme and design. The house is filled with natural light from the large, secondary-glazed windows and the symmetrical layout of each room takes advantage of the space available. It is a perfect blank canvas for anyone who would like to make a home his or her own and who would enjoy the peaceful surroundings and relaxed lifestyle it can offer.

Early viewings are recommended.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 4.20m (13'9")
Kitchen	4.27m (14') x 3.60m (11'10")
Sitting Room	3.60m (11'10") x 3.50m (11'6")
Bedroom 1	5.00m (16'5") x 3.90m (12'10")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	5.00m (16'5") x 3.00m (9'10")
Bedroom 4	4.20m (13'9") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 2.30m (7'7")
Shower Room	1.90m (6'2") x 1.80m (5'9")

Gross internal floor area (m²) - 152m²

EPC Rating - G

Extras
(Included in the sale)

Floor coverings, curtains and blinds, where applicable.

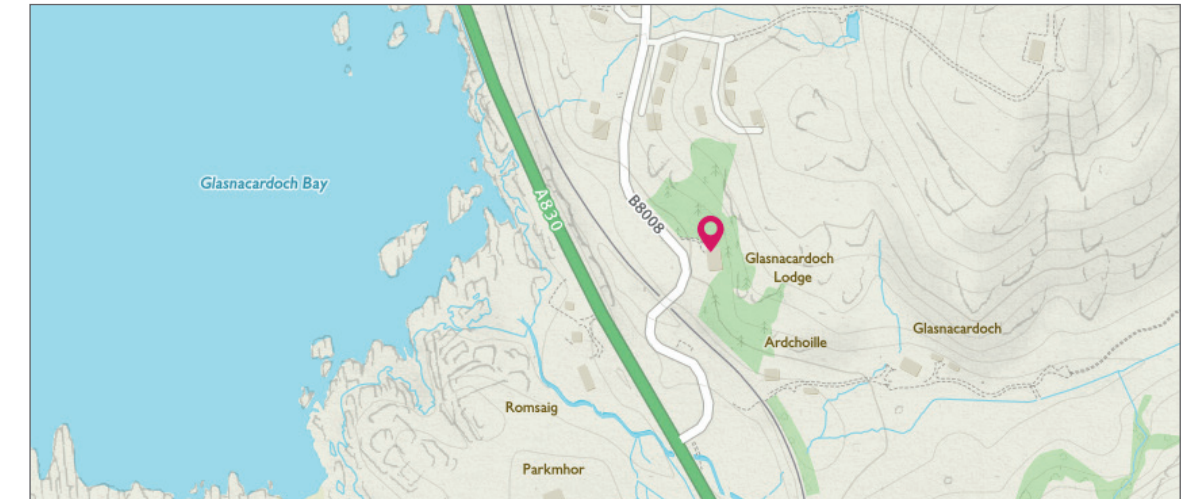


Image credit: <https://www.edinboro-survey.co.uk/edinboro/>




Solicitors & Estate Agents

Part
Exchange
Available



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Tel. 01463 211 116 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk