

Glen Cottage, Mobile Lodge & Land

MALLAIGVAIG ROAD, MALLAIG, PH41 4QN



*AN EXCELLENT OPPORTUNITY TO ACQUIRE A 2 BEDROOM
COTTAGE OVER LOOKING THE WATER IN MALLAIG*



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WELCOME TO YOUR COASTAL HAVEN

Nestled in the picturesque coastal town of Mallaig, Glen Cottage is a charming 2-bedroom detached cottage that offers an idyllic waterfront living experience. With breathtaking views across the sea to Skye and Cuillin mountains from the property, this is the perfect retreat for those seeking serene ambience and tranquillity by the sea.

Glen Cottage, independently valued at £260,000, is a cosy retreat that captures the essence of coastal living. This lovely detached cottage comprises:

- Kitchen/Diner
- A cosy lounge with a feature wood-burning fireplace
- A modern shower room with a walk-in shower cubicle
- Two spacious double bedrooms

The cottage is situated on a decrofted plot, providing the perfect setting to enjoy the stunning views. Ample parking space is available, making it convenient for you and your guests.





Kitchen/Diner







Bedroom 1

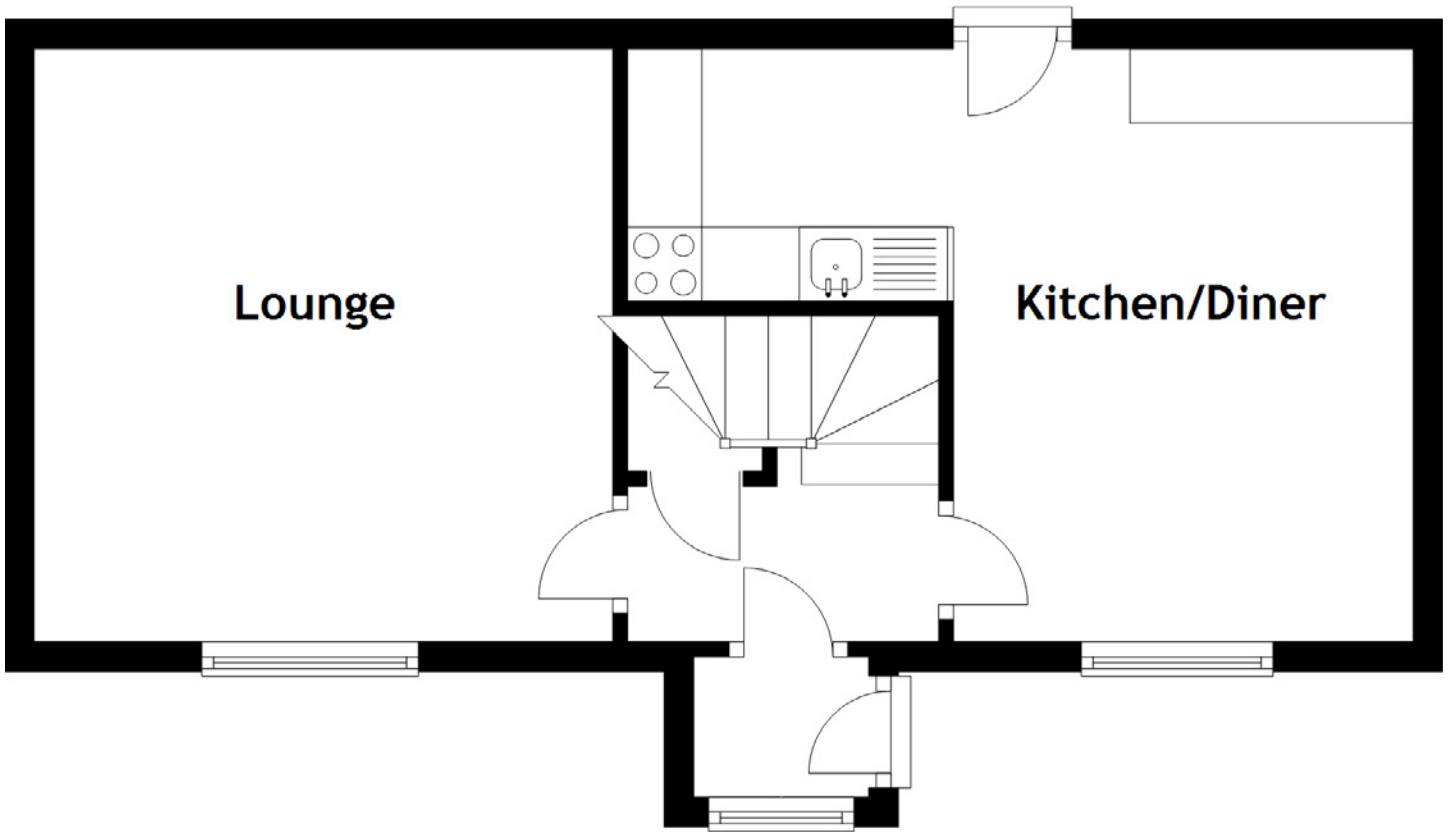
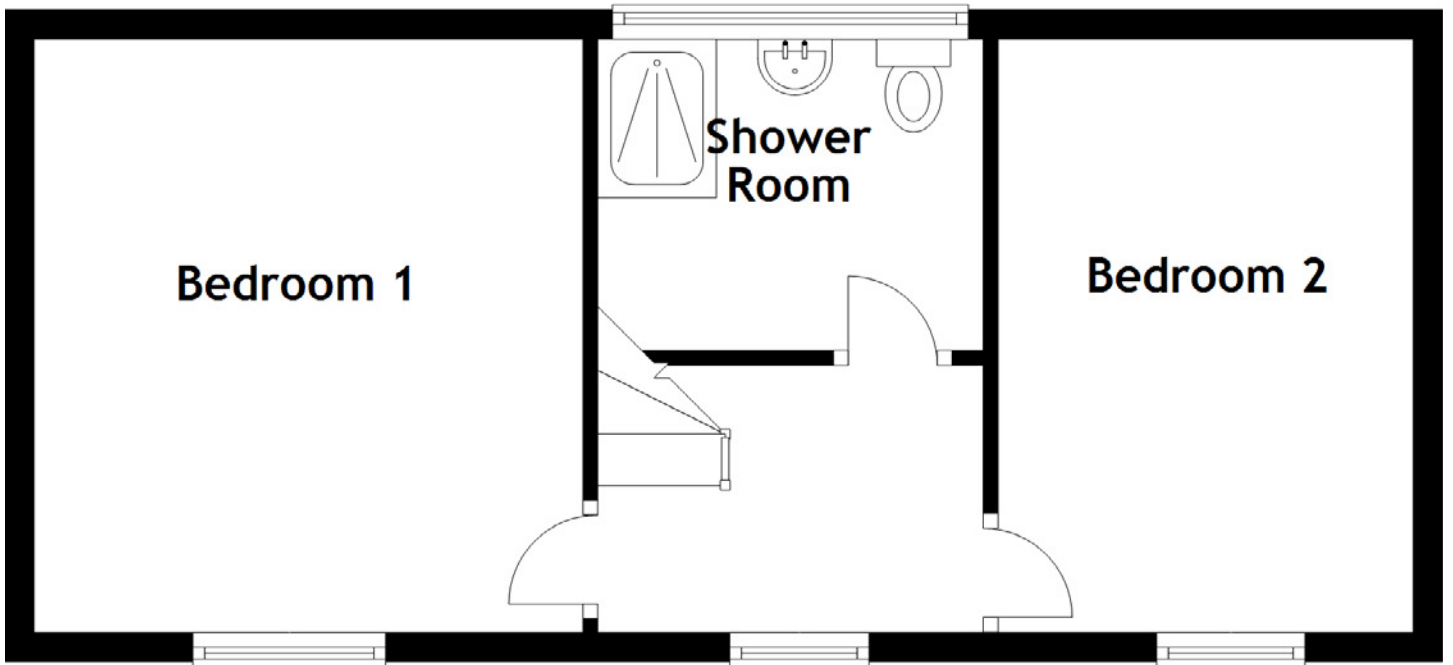




Bedroom 2







(Taken from the widest point)

Lounge	4.00m (13'1") x 3.90m (12'10")	Shower Room	2.60m (8'6") x 2.10m (6'11")
Kitchen/Diner	5.30m (17'5") x 4.00m (13'1")		
Bedroom 1	4.00m (13'1") x 3.70m (12'2")	Gross internal floor area (m ²): 78m ²	
Bedroom 2	4.00m (13'1") x 2.80m (9'2")	EPC Rating: E	



Adding to the allure of this property package is a 2-bedroom, 2-bathroom detached mobile lodge, independently valued at around £100,000. This immaculate lodge boasts:

- A modern open-plan kitchen with a breakfast bar and a built-in wine cooler
- A spacious lounge area that invites you to savour the breathtaking scenery
- Two generously sized bedrooms
- An en-suite shower room in the primary bedroom, as well as a family bathroom with a shower head over the bath

This lodge is not only a wonderful place to retreat but also offers the potential for a passive income as a holiday let, given the high level of tourism in the Mallaig area.

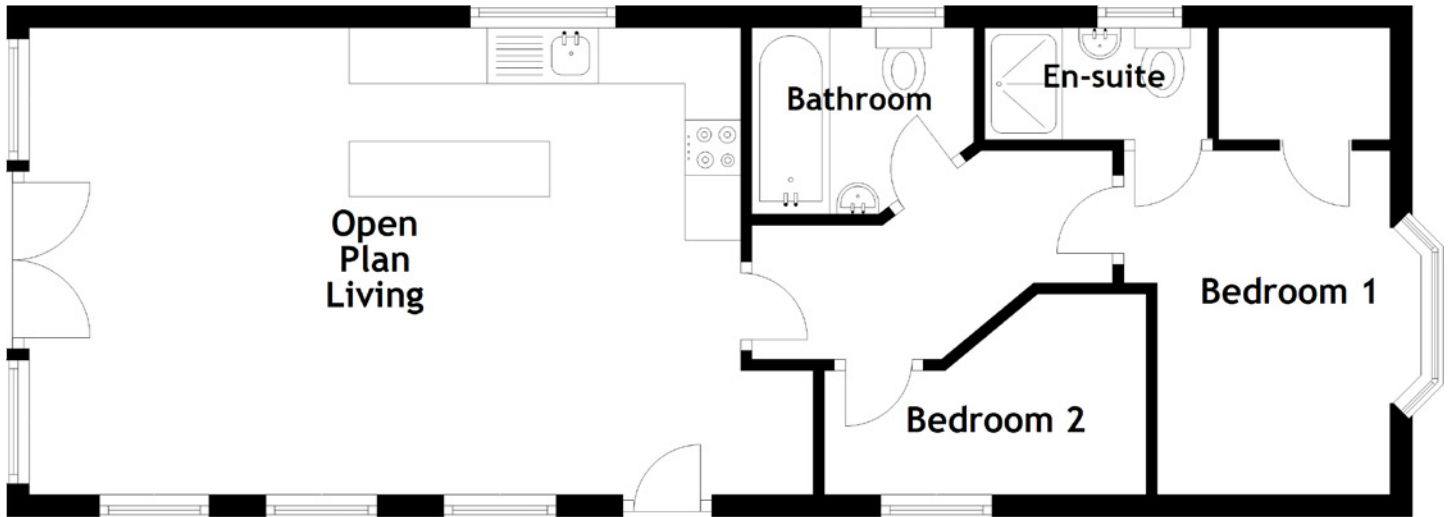
The Mobile Lodge











Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.40m (21') x 4.20m (13'9")
Bedroom 1	3.10m (10'2") x 2.10m (6'10")
Bedroom 2	2.90m (9'6") x 1.12m (3'8")
Bathroom	2.00m (6'7") x 1.68m (5'6")
En-suite	2.00m (6'7") x 1.00m (3'4")

Gross internal floor area (m²): 52m²

Floor Plan

In addition to Glen Cottage and the lodge, this unique property package includes in total around 2.79 acres of land, which includes the section that is decrofted that has the cottage and land, the land in itself has been valued at approximately £140,000. Which has previously held outline planning permission on a 1.1 acre section for two-three new dwellings. While the planning permission has lapsed, the opportunity to reapply and create your vision awaits, pending approval from the relevant departments. These could be fantastic opportunities either for new homes or a brilliant business opportunity for holiday let lodges or chalets, with the huge level of tourism in Mallaig and Morar.

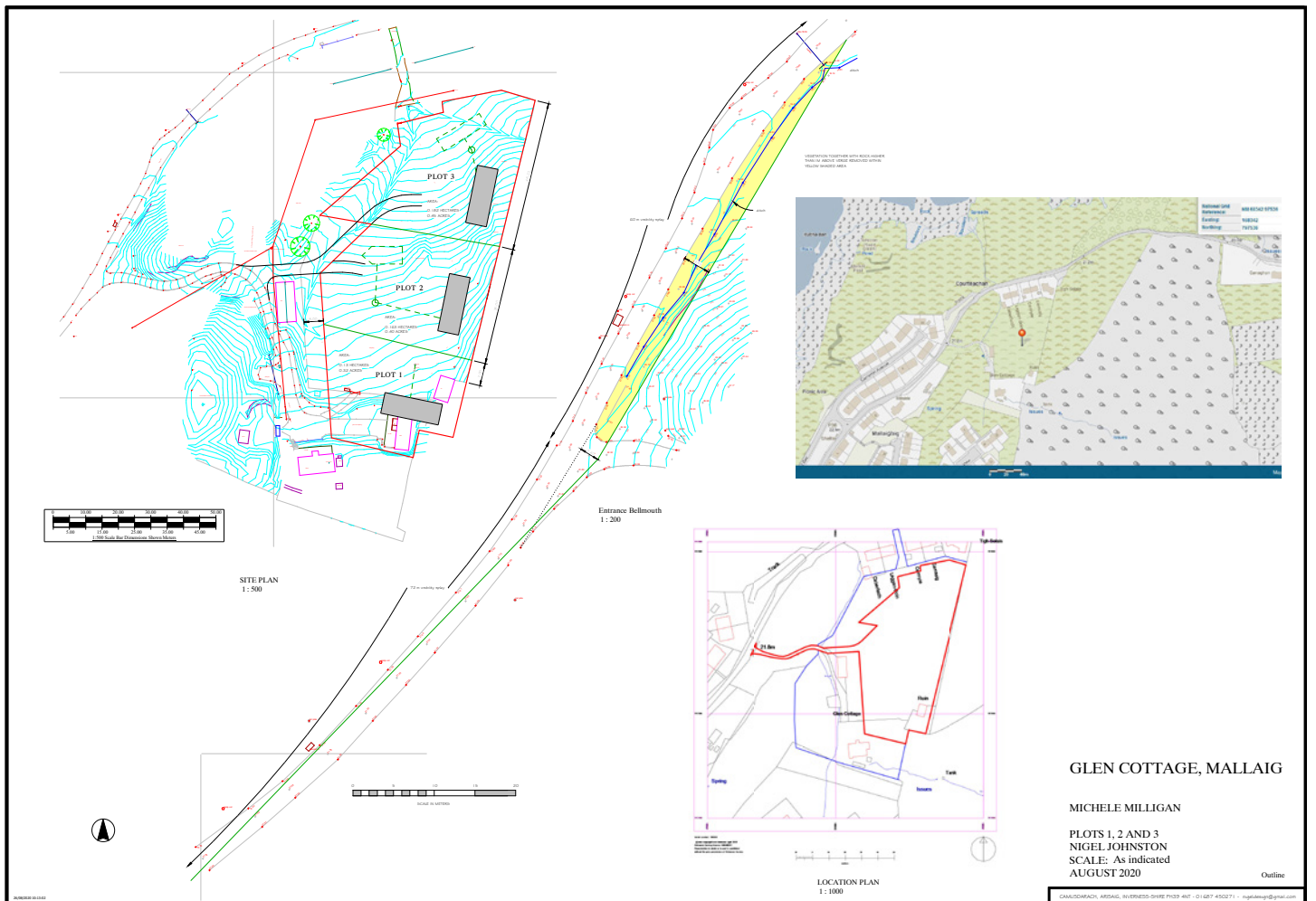




In summary, this unique property offering includes:

- Glen Cottage, valued at £260,000 in the home report
- Land of around 2.79 acres including the cottage and lodge area with 1.1 acres of building plots for 2-3 new homes, Land valued at approximately £140,000
- The mobile lodge, was independently valued at £100,000

With a combined total value of around £500,000, this property package is a rare find that offers endless possibilities. Whether you envision a tranquil waterfront home, investment potential, or both, Glen Cottage and its surrounding paradise in Mallaig await your exploration.





BRITISH NATIONAL GRID
EASTING/NORTHING

100m

168313, 797479

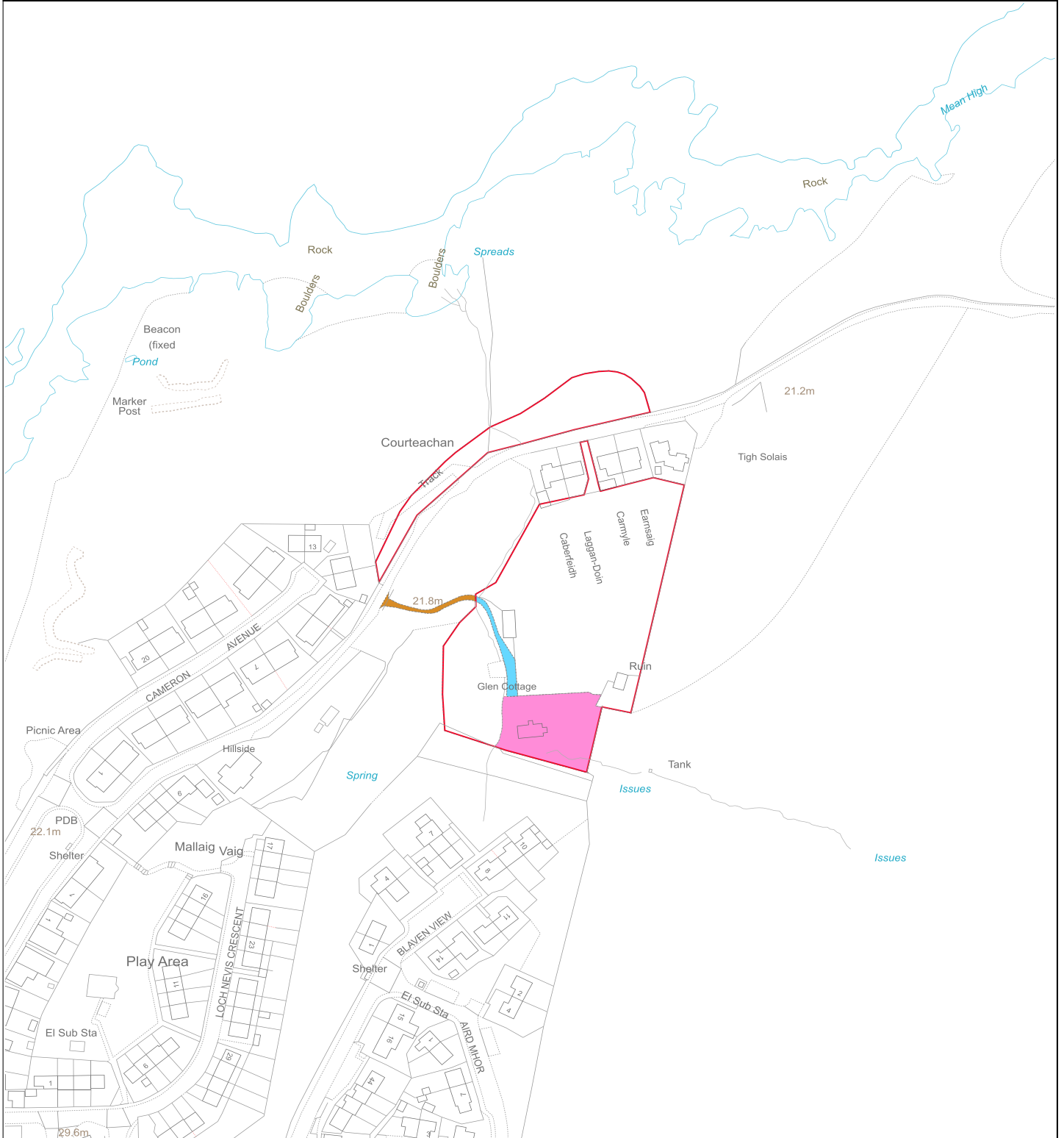
Survey Scale

1:2500

Print Scale

1:2500 @ A4

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Mallaig, a thriving tourist destination, stands proudly at the end of the famed Road to the Isles. Here, you'll discover a bustling hub with the main ferry services to Skye, Eigg, Muck, Rum, and Canna originating from its picturesque shores. The harbour, steeped in history, is not only a working port for the local fishing industry but also a welcoming marina for leisure sailors year-round. Mallaig's well-established local community caters to the high influx of visitors, offering an array of restaurants, cafés, supermarkets, and charming family-run artisan shops, along with banking facilities.

Families seeking quality education will find both primary and secondary schools within easy reach. Mallaig's railway station serves as the terminus for the famous West Highland Line, with the renowned Jacobite Steam Train service, celebrated in the Harry Potter series, being the star attraction. Situated just an hour's drive north-west of Fort William, Mallaig enjoys excellent transport links to Glasgow and Inverness via bus and rail. Moreover, its accessibility from the Isle of Skye makes it a prime stopover for explorers, whether arriving from the mainland or other nearby isles. Mallaig truly serves as the gateway to the stunning Highlands and Isles, a place where adventure and beauty meet at every turn.



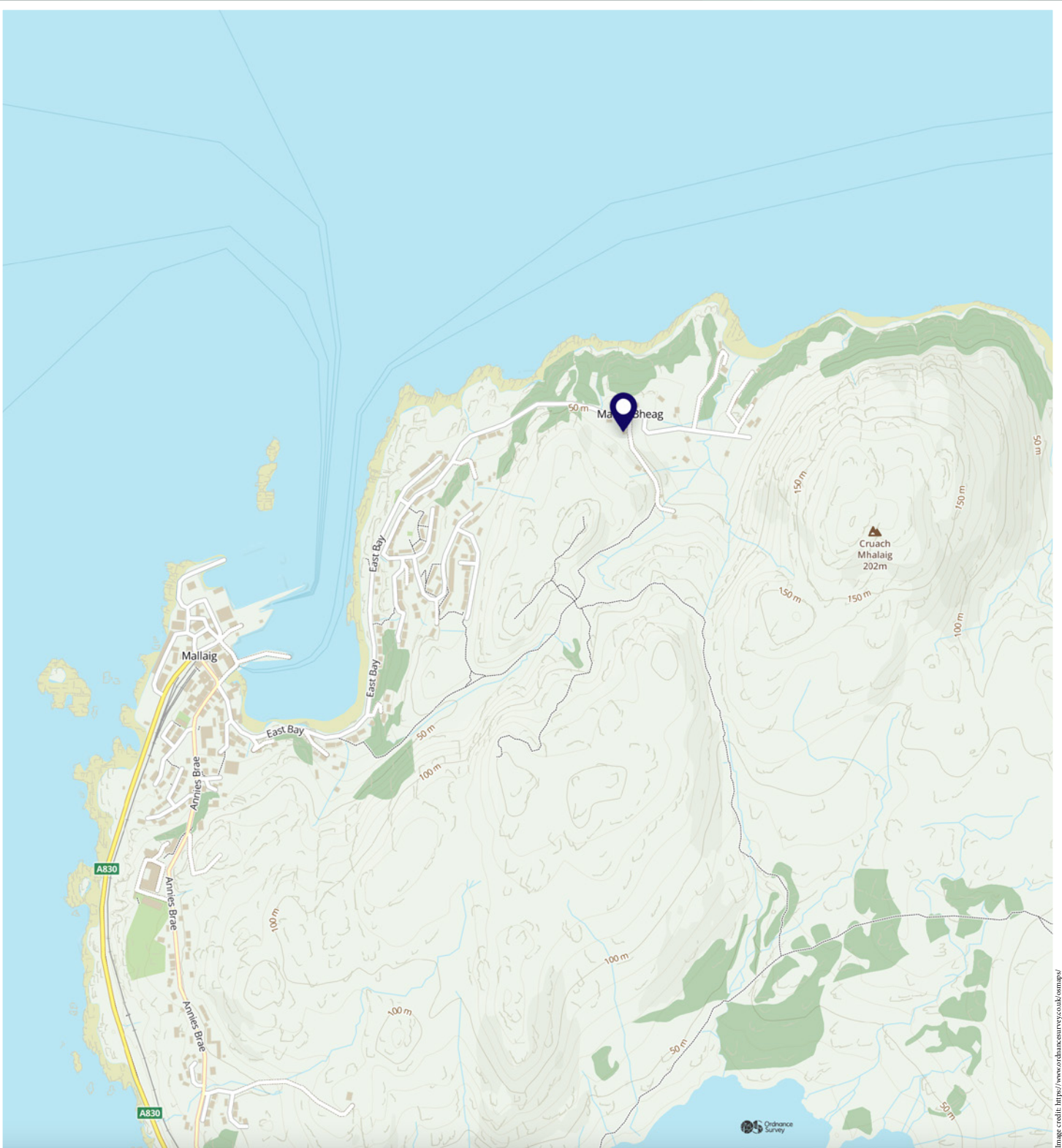


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