



A GORGEOUS THREE BEDROOM, TWO BATHROOM, DETACHED PROPERTY



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McEwan Fraser Legal is delighted to present this incredible 3-bedroom detached property in Morar. The property is in walk-in condition and has been well maintained by the current owner, with it serving as a holiday home and a very lucrative holiday let due to the high level of local tourism with Mallaig and Morar attracting many visitors from all over the world.

The property is located at the end of a lane and is surrounded by stunning landscapes in every direction, it feels like you are in your own little world whilst enjoying a good book and a coffee out on the decking.

The Property



Inside, the property comprises of:

- Fully equipped kitchen
- Spacious living area which leads out onto the large decking
- 3 double bedrooms (one ground floor and two on the first floor)
- Ground floor bathroom with bath suite and shower cubicle
- Upstairs shower room

In addition to this, the property sits on a great-sized plot and has a driveway area parking for multiple cars and a shed.

This is a truly gorgeous setting for a holiday home or holiday let property.





The Kitchen





The Bathroom



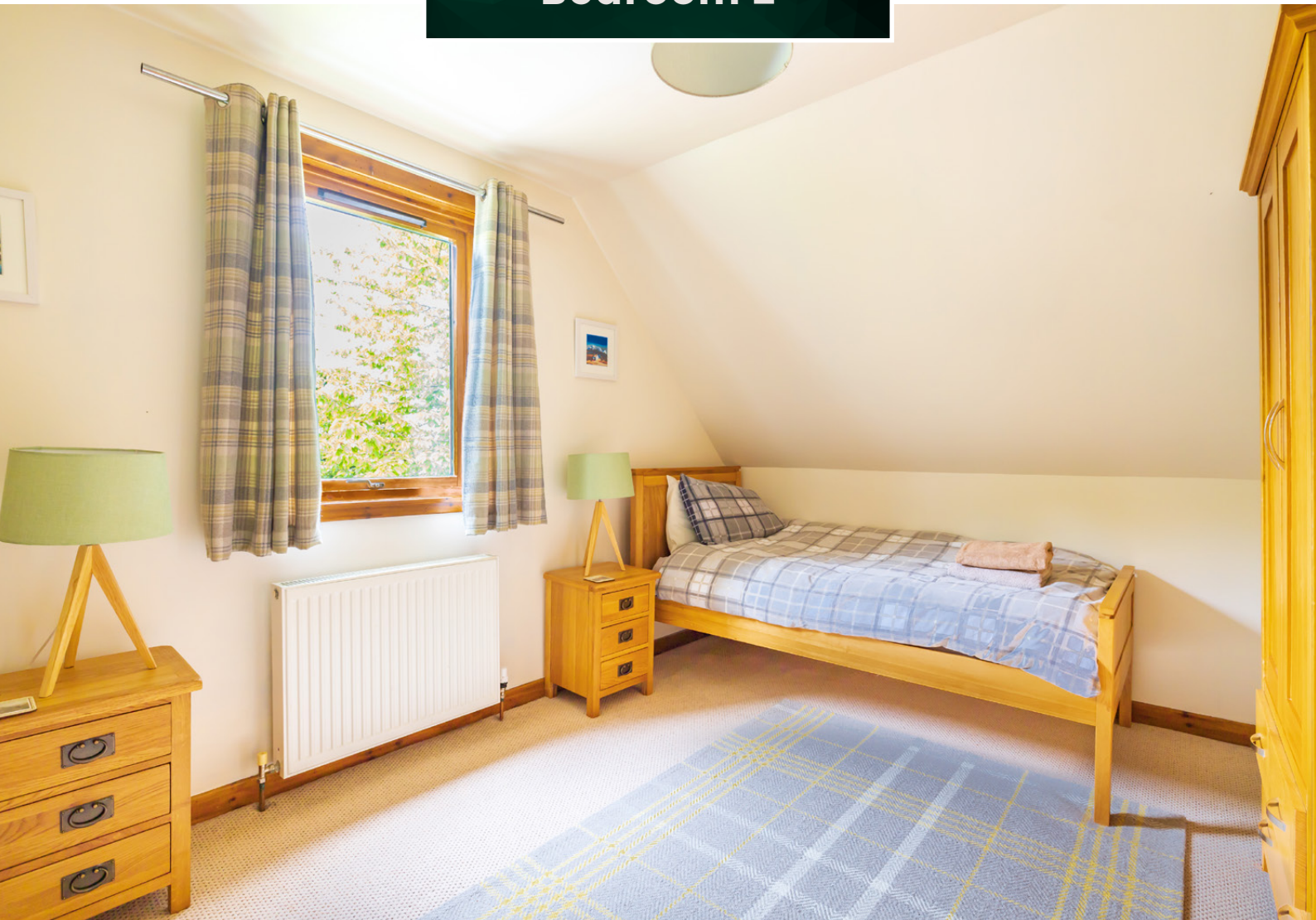


Bedroom 1





Bedroom 2

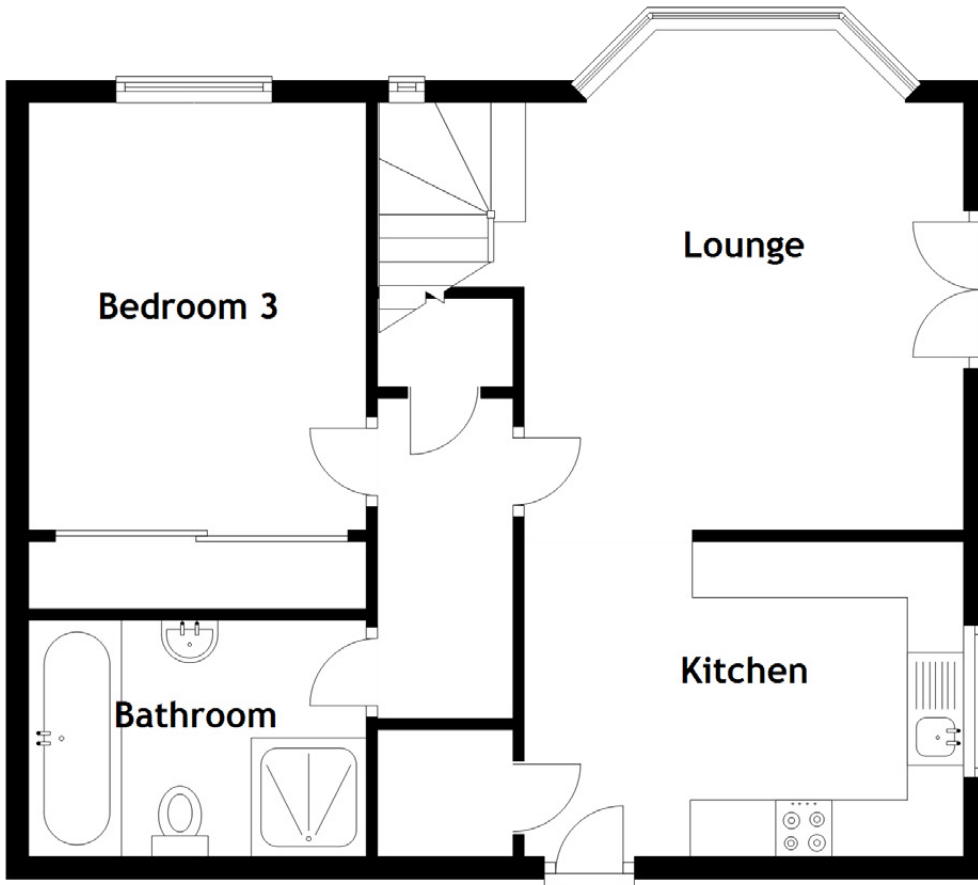
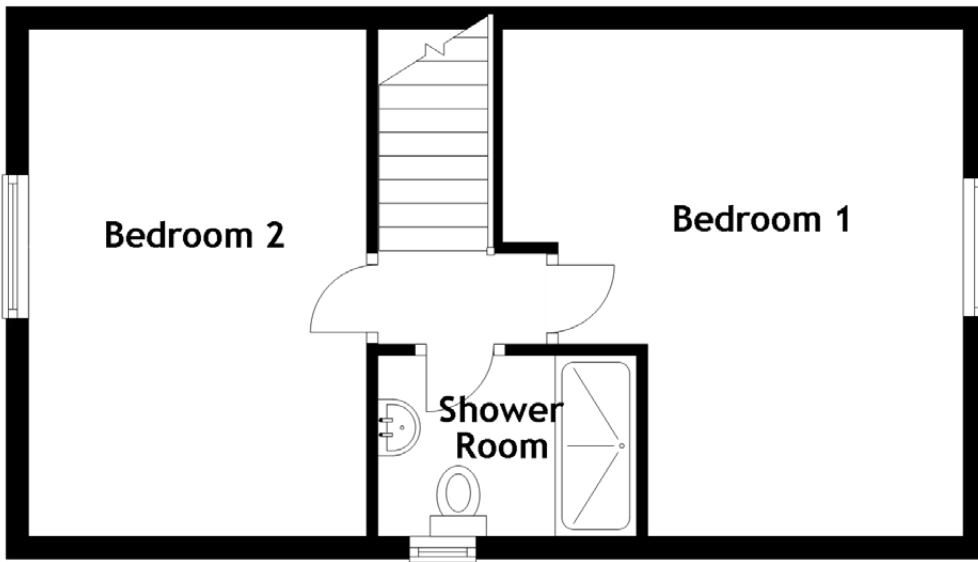




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.80m (15'9") x 3.90m (12'10")	Bathroom	3.00m (9'10") x 2.10m (6'11")
Kitchen	3.90m (12'10") x 2.80m (9'2")	Shower Room	2.30m (7'7") x 1.60m (5'3")
Bedroom 1	4.50m (14'9") x 3.60m (11'10")		
Bedroom 2	4.50m (14'9") x 3.00m (9'10")	Gross internal floor area (m ²): 97m ²	
Bedroom 3	3.80m (12'5") x 3.00m (9'10")	EPC Rating: C	



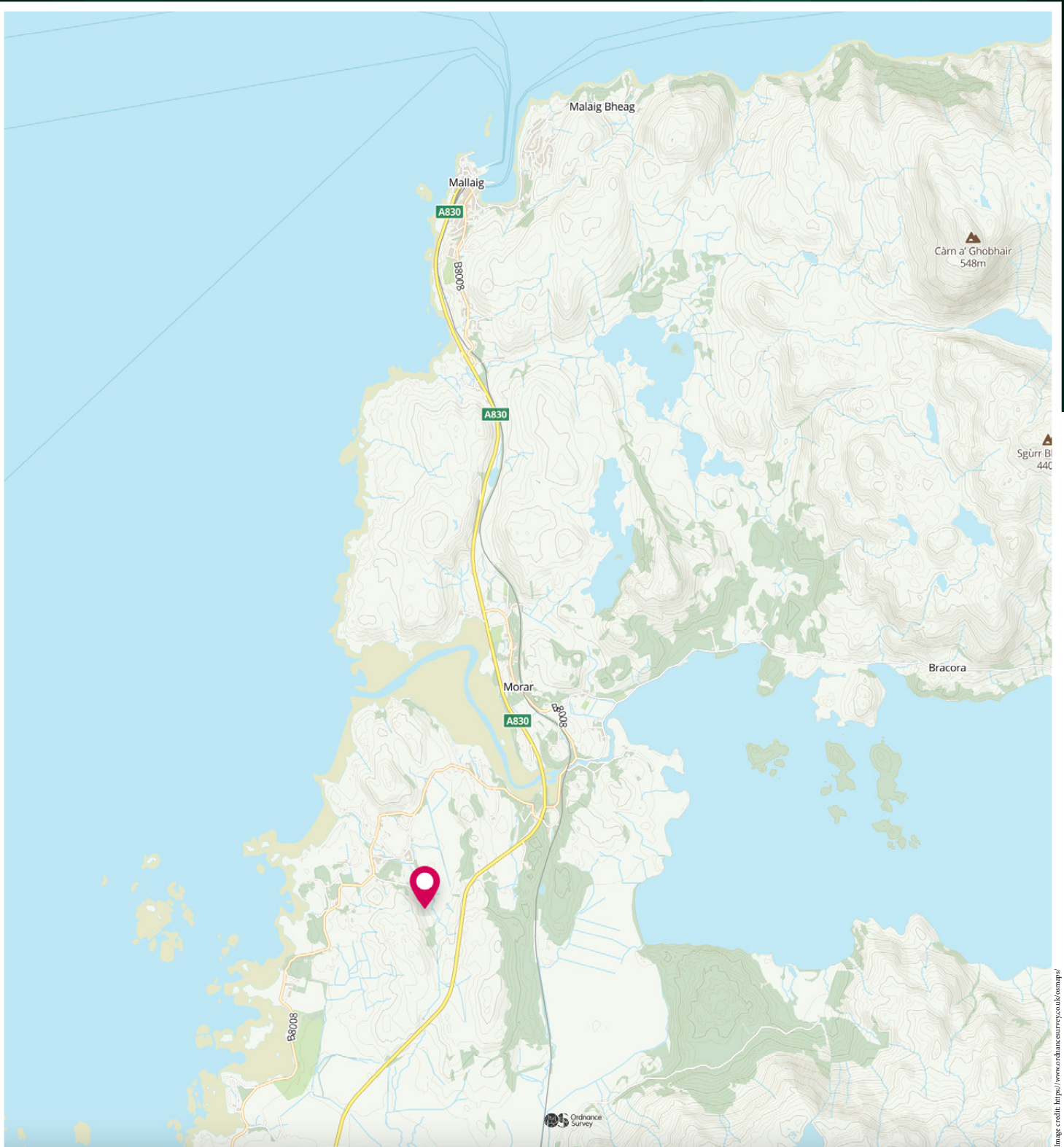




Morar is a well-connected and thriving village, lying only three miles south of Mallaig. The village is a popular tourist resort and the local community has adapted to suit these needs, providing a good range of local amenities. The high footfall throughout the year is a testament to how successful these local businesses are, as each one supports the other in attracting and retaining customers. The history of this area and the lives of the people here are well documented. This attractive village shows the diversity of activities available in the area and guarantees the village is busy for the most part of the year.

Mallaig is a short drive, (2.7 miles) and is a very attractive and picturesque village located at the end of the famous 'Road to the Isles', forty-two miles from Fort William. The harbour, whilst still an active and important port for the landing of shellfish and other commercial activities, has a busy marina which attracts many leisure sailors throughout the year. There are regular ferry services to Skye, Eigg, Muck, Rum and Canna bringing many more tourists to the area. The village centre is compact and sits close to the harbour and railway station. Mallaig is well served by a supermarket and various convenience stores but still retains many small family businesses.





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