



# SPRINGBANK GUEST HOUSE

East Bay, Mallaig, PH41 4QF

# M

CEWAN FRASER LEGAL  
IS DELIGHTED TO  
PRESENT TO THE MARKET  
SPRINGBANK GUEST HOUSE.

A tastefully decorated property situated in a spectacular spot overlooking Mallaig Harbour and beyond to the Isle of Skye.

Situated in an elevated position Springbank Guest House is a stunning stone-built property previously operating as a very successful guest house with an excellent rating on Tripadvisor.

The current owner has tastefully decorated and furnished the guesthouse to an exceptional standard. To fully appreciate all that is on offer you must view this spectacular property without delay to avoid disappointment as properties like Springbank very rarely come to the market in Mallaig.





Access through the attractive vestibule which in turn leads to the welcoming traditional reception hall. There are two public rooms on the ground floor; the spacious formal lounge/ dining room with its bay window is located on the front as is the family room both of which enjoy spectacular views over Mallaig Harbour to the Cuillin Mountains and Isle of Skye. The modern fitted, breakfast kitchen is located off of the lounge and gives access to the spacious laundry/ utility room and WC. In addition on the ground floor, you will also find a spacious office and the principal en-suite bedroom with a large en-suite dressing room with roll top bath.









The modern staircase gives access to the first floor where you will find a further four letting bedrooms, three of which are en-suite and a spacious family shower room.

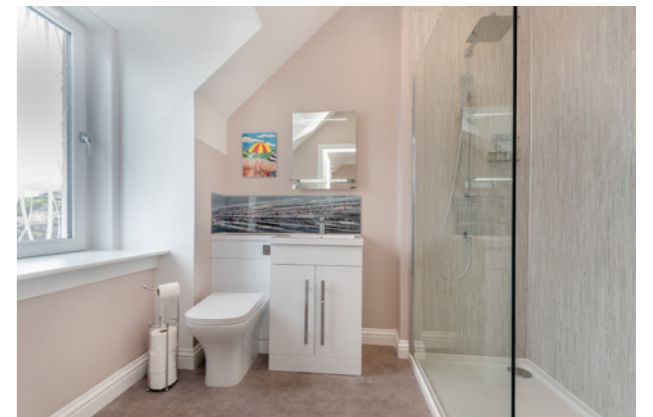
Externally the property benefits from a gated walled garden area and to the rear a spacious elevated garden with breathtaking views.

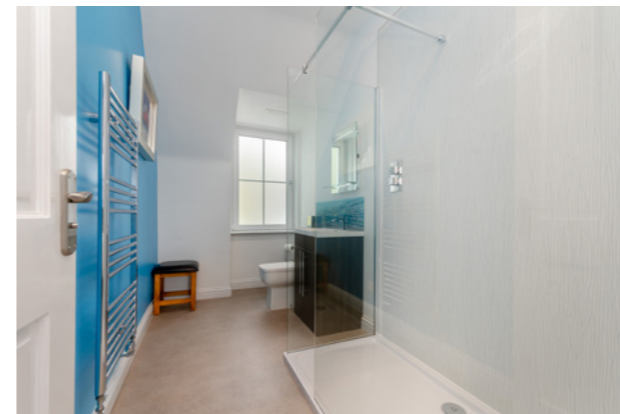
Previously Springbank Guesthouse was a very profitable business, benefiting from repeat visitors from all over the world.

**Services:** Mains gas, electricity, water and drainage

**Tenure:** Freehold









# M

## ALLAIG, 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.

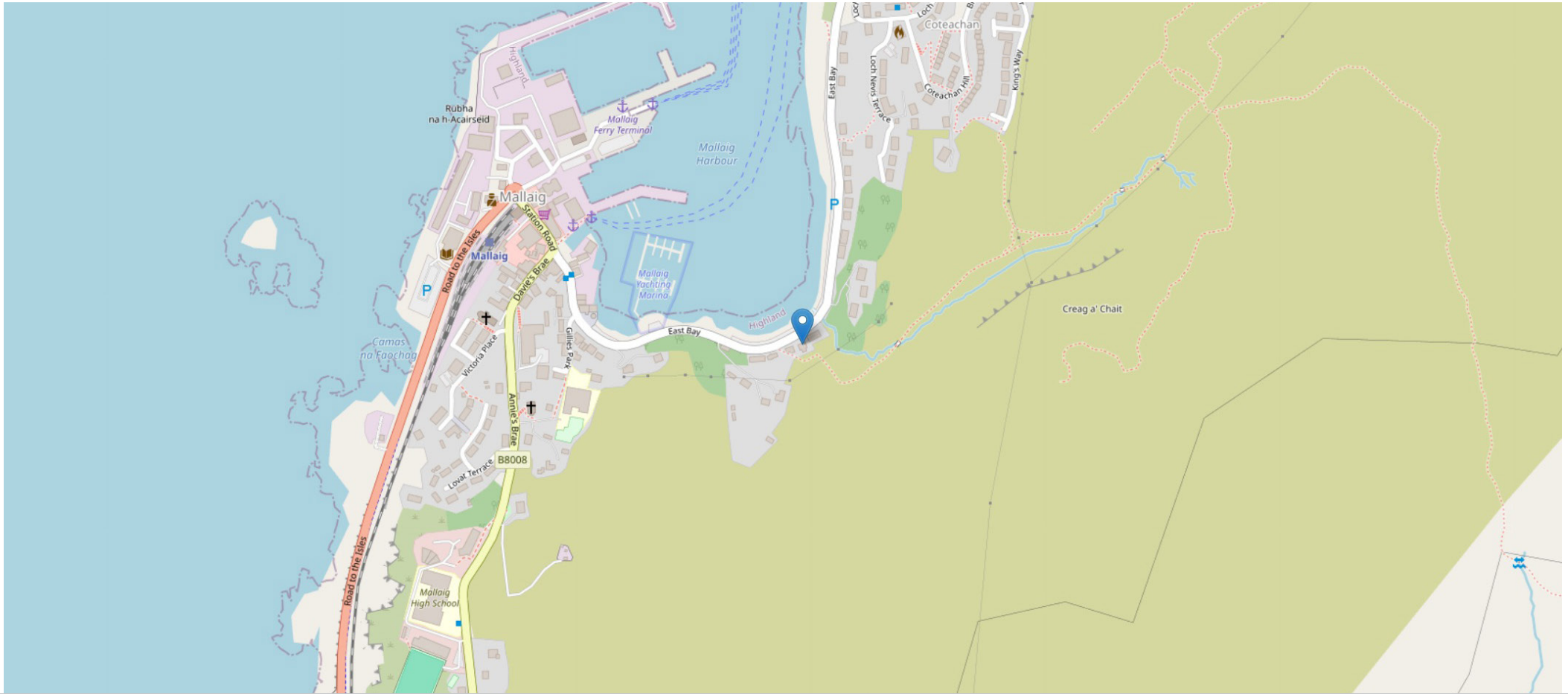
The harbour, steeped in history, is not only a working port for the local fishing industry but also a welcoming marina for leisure sailors year-round. Mallaig's well-established local community caters to the high influx of visitors, offering an array of restaurants, cafés, supermarkets, and charming 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 southwest 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.







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**CONNIE NUGENT**  
 Commercial Valuer



Layout graphics and design  
**ALLY CLARK**  
 Designer



@mfl\_commercial



@mcewanfraserlegalcommercial



@mcewanfraserlegal\_commercial