





Tigh air Creag

Dervaig, Isle of Mull

Tigh air Creag is a well proportioned detached dwelling, set back from a quiet road in a pleasant residential area. Architect designed and well finished, it is not overlooked and offers privacy, as well as lovely open views across the surrounding countryside.

Architect designed modern detached dwelling in a desirable village location

Quietly situated on an elevated site with lovely open rural and loch views

Conveniently situated for all village amenities and facilities which include a well stocked village shop, post office and a hotel/pub/restaurant

Spacious and well laid out accommodation comprising: Porch, hall, open plan L-shaped lounge/dining area, kitchen, 3 bedrooms (2 with en suite), family bathroom, utility room and boiler room suitable for an airing cupboard/storage

Low emissivity heat retentive double glazing. LPG central heating

Off street parking. Integral garage with insulated, electrically operated door

Spacious garden

Offers in the region of £275,000

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Tigh air Creag

Situation

Tigh air Creag is situated in a pleasant residential development on the edge of the attractive village of Dervaig, on the Isle of Mull. Dervaig is a quaint and historic village in the north west of Mull at the head of Loch Cuin. A rural retreat with whitewashed cottages, village amenities and a welcoming Hotel, it is a popular location and an ideal base from which to explore the island.

The colourful harbour town of Tobermory, situated approximately 8 miles away, is a popular tourist destination and as such provides an excellent range of dining, cultural and shopping opportunities as well as standard services, including a medical centre, churches, a high school with a primary section, and good sports facilities including a scenic nine-hole golf course and a squash court. The island also now boasts a swimming pool close to the ferry terminal at Craignure.

The Isle of Mull

The second largest of the Inner Hebrides, Mull is a highly accessible island, being reached by a forty-five minute vehicular ferry from Oban. Vehicular ferry services from Lochaline on Morvern and Kilchoan on the Ardnamurchan peninsula are also available. There is a small airstrip at Glenforsa suitable for private aircraft, a seaplane service between Glasgow and Tobermory and a main line train service from Glasgow to Oban with some trains connecting with the ferry. There are also good bus links between Glasgow and Oban.

Outside the buzz of Tobermory, the Isle of Mull boasts extraordinary and diverse scenery. From the dramatic Gribun cliffs and the shark-fin peak of Ben More to the white sands of Calgary Bay and Fidden, Mull has undoubted appeal for all. A multitude of sea lochs give Mull over 500km of coastline to be explored by kayaks, yachts, divers or on land by foot or mountain bike. The awe-inspiring landscape is also a strong draw for artists of every discipline.

Accompanying the varied scenery is a diverse range of wildlife. Mull is home to a variety of rare birds including golden eagles, white-tailed sea eagles and hen harriers. The island is famous for its roaming herds of red deer, and otters may be seen dining on wild brown trout on the Sound of Mull, or sea otters playing in secluded bays. Cetacean- and dolphin/whale-watching trips are a favourite with tourists, as are trips to the Treshnish Isles to visit the local puffin and seal populations or to Staffa to admire the stunning geology of Fingal's Cave.

Due to its size and diverse range of attractions, Mull has a longer tourist season than many of the other Hebridean islands, still receiving large numbers of visitors into October. The island has its own theatre and also hosts a number of music and arts festivals throughout the year.

Directions

Leaving the ferry at Craignure, turn right and continue to the village of Salen (approximately 11 miles). Travel through Salen and follow the road along the coast until the road forks (approximately 1.5 miles). Take the left-hand fork, signposted Dervaig. Follow this road for approximately 10 miles until you arrive at a T-junction. Turn right up the hill following the road towards Tobermory. The property occupies a prominent, elevated position on the right hand side and is clearly identified.

Description

Tigh air Creag is a well proportioned detached dwelling, set back from a quiet road in a pleasant residential area. Architect designed and well finished, it is not overlooked and offers privacy, as well as lovely open views across the surrounding countryside.

The property is brand new and is in walk-in condition, finished in cool neutral colours and with natural wood finishes and coving used throughout. Using a mix of thermal boarding and glass fibre the house is very well insulated with the equivalent of 10" (250mm) of fibreglass to ceilings and walls and 8" (200mm) to the floors. External cladding is all UPVC as are the fascia boards, doors and windows.

Entering the property via the porch, the hall gives access to the majority of the accommodation, using panelled oak doors, and provides plenty of storage space as well as access via carpeted steps to the integral garage. There are three floor to ceiling windows which are double glazed safety glass, facing north west and providing plenty of natural light. There are steps up with a banister and safety rail to an open plan office area which is wired for broadband and has a dormer window to the front. There is an abundance of natural wood used in this area with fireproofed pine panelling on the coombed ceilings as well as the window frames, skirtings and doors. Bedroom 3 is to the rear on the same level, with dual aspect windows facing north east and south east to the side and rear.

The lounge is a beautifully light room with triple aspect windows. The room is decorated in shades of neutral, has a fitted carpet and it is warmly lit by down lights that are multiswitched to give differing ambiance. There is a large tiled fireplace which features a Woodwarm Clearview wood burner sitting on a polished marble hearth, and a shaped sycamore mantel and oak fire surround. From here, there is access to the dining area which has a feature natural light hatch into the kitchen. There is access to the rear garden via double patio doors.

The internal kitchen is a bright room with an excellent range of beech units with soft close doors and drawers. This room has been immaculately finished to an exceptionally high standard, and has black granite-effect worksurfaces and neutral coloured tiled splashbacks. There is an open hatch finished with a solid oak shelf to each side of the kitchen space which provide plenty of natural light. There is a dual fuel range-style cooker, passivent extractor and a sun tube installed.

All of the bedrooms are well proportioned and provide plenty of storage space with double wardrobes built in to each one. Bedrooms are wired to give a choice of orientation for the beds. Fitted carpets and television points are installed in each room, and bedrooms 1 and 2 benefit from their own en suite facilities. Each en suite has been immaculately decorated with white modern bathroom suites and matching bathroom fittings. Each have large double showers, extractor fan and neutral coloured Respatex walls.

The family bathroom is clean and modern, beautifully decorated in light neutrals with a three piece suite, also in white. The bath has a hand-crafted wooden display shelf round it and Respatex wall covering. There is a sun tube for added light, and matching bathroom fittings, including a ladder-style heated towel rail and extractor fan.

Outside, the property sits on an elevated site with good views over the surrounding countryside and seascape. A block paved drive provides a parking and turning area in front of the garage and the house. There is fencing around the garden, making it a safe haven for children and pets. At the front, there is a terraced garden area with stone dykes bordering the raised flower beds. There is pedestrian access to the side of the cattle grid at the entrance to the drive, and paved steps leading up to the rear garden. The patio to the rear has a sunny south facing aspect. There is disabled access to the house and the rear garden.

The accommodation with approximate sizes (for guidance purposes only) is as follows:

Steps up to slabbed patio area.

Porch 1.78m x 1.78m

UPVC external side entrance door. Window (NW) to front. Built-in double cupboard with sliding doors, shelving and coat hooks. Six pane internal oak door with etched insets. Central heating radiator. Quarry tiled floor. Pendant light.

Hall

Panelled oak doors to accommodation. Wood panelled coombed ceiling with oak corbels to flat arches. Three floor to ceiling windows with safety double glazing. Open access to lounge/diner through an oak corbelled flat arch. Carpeted steps down to an integral garage. Steps up with banister and safety rail to gallery-style seating area/office which is wired for broadband. Large walk-in storage cupboard with pendant light housing central heating boiler and hot water tank. Smoke detector. Telephone point. Central heating radiator. Fitted carpet. Down lights.

Lounge 3.89m (max) x 6.46m (max)

Triple aspect with window (NW) to front, two windows (SW) to side and window (SE) to rear. Access to dining area. Large tiled fireplace with marble hearth, shaped sycamore mantel and oak fire surround. Woodwarm Clearview wood burner. Television point. Telephone point. Two central heating radiators with covers. Fitted carpet. Down lights.

Dining Area 4.36m (max) x 2.70m (max)

French doors (SE) to rear. Natural light hatch finished with oak shelf into kitchen. Fitted carpet. Pendant light. Down lights.

Kitchen 3.01m x 2.41m

Access from hall and dining area through arched passage to hall and dining area. Open hatch to front and rear each finished with oak shelf. Fitted beech floor units with soft close doors and drawers. Roll top slate effect work surfaces. Stainless steel sink unit with mixer tap and drainer. Tiled splash back continuing behind range. New World stainless steel dual fuel range with gas hob and extractor over. Fridge. Freezer. Sun tube. Telephone point. Ceiling mounted Passivent extractor. Vinyl floor covering. Down lights.

Passage

Fitted matching floor and wall units. Integrated wine racks. Roll top worksurface. Tiling to upstands. Matching vinyl floor covering. Down lights and under pelmet light.

Bedroom 1 4.42m (max) x 2.94m (max)

L-shaped with window (SE) to rear. Door to en suite. Built-in double wardrobe with shelves, hanging space and sliding doors. Television point. Central heating radiator. Fitted carpet. Two pendant lights.

En Suite 2.27m x 1.58m

Frosted window (SE) to rear. Two piece suite in white comprising: W.C. and pedestal wash hand basin. Large double shower with shower screen and mains pressure mixer shower. Respatex wall covering. Matching bathroom fittings. Shaver light and socket. Chrome-effect ladder style heated towel rail. Ceiling mounted extractor fan. Fitted carpet. Down lights.

Bedroom 2 4.43m x 2.89m

Window (SE) to rear. Hatch to storage. Door to en suite. Built-in double wardrobe with shelves, hanging space and sliding doors. Television point. Telephone point. Central heating radiator. Fitted carpet. Pendant light.

En Suite 2.27m x 1.58m

Frosted window (SE) to rear. Two piece suite in white comprising: W.C. and pedestal wash hand basin. Large double shower with shower screen and mains pressure mixer shower. Respatex wall covering. Matching bathroom fittings. Shaver light and socket. Chrome-effect ladder style heated towel rail. Ceiling mounted extractor fan. Fitted carpet. Down lights.

Bedroom 3 3.03m x 4.40m

L-shaped room with windows (NE) and (SE) to side and rear. The dormer window to rear is a fire-escape window. Door to loft storage. Slightly coombed ceiling. Built-in double wardrobe with shelves, hanging space and sliding doors. Television point. Central heating radiator with decorative cover. Fitted carpet. Pendant light.

Bathroom 2.03m x 2.05m

Modern three piece suite in white comprising: W.C., pedestal wash hand basin and bath with wooden display shelf around. Matching bathroom fittings. Shaver light and socket. Sun tube. Chrome-effect ladder style heated towel rail. Ceiling mounted extractor fan. Vinyl floor covering. Down lights.

Utility Room 1.94m x 2.34m

Fitted floor units. Stainless steel sink with mixer tap and double drainer. Tiled splash back. Space and plumbing and wiring for an automatic washing machine and stacking tumble drier. Wiring for chest freezer and/or ironing table. Sun tube. Ceiling mounted extractor fan. Central heating radiator. Vinyl floor covering. Pendant light.

Loft

Partial flooring for lockable storage area front to back and access for possible future maintenance. Lights.

External

Outside, the property sits on an elevated site with good views over the surrounding countryside and looks NW over Loch Cuin to Coll and Tiree. A block paved drive provides a parking and turning area

in front of the garage and house with disabled access ramps. There is fencing around the garden, making it a safe haven for children and pets. At the front, there is a terraced garden area with stone dykes bordering the raised flower beds. There is a paved pedestrian access to the side of the entrance cattle grid and drive, and paved steps leading up to the rear garden. There is a patio to the rear with a sunny south facing aspect and another paved path from the patio around the fourth side of the house back to the top of the drive.

Garage 6.67m x 3.02m

Block built integral garage with door from hall. Windows (NE) and (SE) to side and rear. Up and over, electrically operated, insulated door. UPVC pedestrian access door to rear. Workbench at rear with cupboard under and associated shelving. Concrete floor. Light and power.

Services

Mains electricity, water and drainage. Broadband availability

Underground 1 tonne LPG gas tank for heating, hot water & cooking

Council Tax

Band "F"

Postcode

PA75 6QN

Closing Date

A closing date may be set for the receipt of offers and interested parties should note their interest in the property.

Entry

Entry will be by mutual agreement.

Viewing

Viewing is strictly by appointment through the sole selling agents. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of our staff.

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