



Creagorry

Erray Road, Tobermory, Isle of Mull

Situated within its own sizeable garden in upper Tobermory and enjoying an elevated position and with open views to the south east, the property is light, sunny and spacious, and is currently being used as a successful B&B enterprise as well as a permanent home

Fine views across Tobermory Harbour, Calve Island and the Sound of Mull

Within easy distance of the town centre facilities and amenities

3 bedrooms, bathroom and shower room

Sizeable garden. External utility room and office space

Ample off street parking and turning area

Offers in the region of £185,000



Situation

Creagorry sits in an enviable, elevated position in upper Tobermory, within easy reach of the town's colourful harbour and Main Street and all the facilities and amenities on offer there.

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. 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 and a main line train service from Glasgow to Oban, with some trains connecting with the ferry.

The colourful harbour town of Tobermory 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 tennis court.

Outside the buzz of Tobermory, the Isle of Mull boasts an extraordinary and diverse scenery. From the dramatic Gribun cliffs and the shark-fin peak of Ben More to the white sands of Calgary Bay, 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 lure for artists of every discipline.

Accompanying the varied scenery is a 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 brown trout on the Ross of Mull or playing in secluded bays. Cetacean – and shark – 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 also hosts a number of music and arts festivals throughout the year, plus the Tour of Mull Rally.

Directions

On leaving the ferry terminal at Craignure, take the A849 sign-posted to Salen. Continue for approximately 22 miles until you come to the small roundabout at Tobermory. Go straight across the roundabout and bear immediately right into Breadalbane Street. Continue right down to the end of the road and turn left onto Back Brae. Follow the road around into Erray Road and turn right down hill just before the Golf Course. Take the next right and the bungalow is second on the left. The name is on the house.

Description

Creagorry is a comfortable and well presented modern detached bungalow, situated within its own sizeable garden in upper Tobermory. Enjoying an elevated position and with open views to the south east, the property is light, sunny and spacious, and is currently being used as a successful B&B enterprise as well as a permanent home.

Inside, the property is in walk-in condition and very good decorative order. The lounge is a light and airy room, benefiting from dual aspect windows – in particular a large picture window to the front which gives far-reaching views to Calve Island and the Sound of Mull beyond. There is a stone fireplace with wooden mantel and electric fire, and space for a dining table. The room is decorated in light, neutral colours.

The kitchen/diner is a spacious and well-equipped area with an ample range of kitchen units and space for kitchen appliances. There is excellent worktop space (including a breakfast bar) and a window facing south west to the side as well as access to the rear garden.

The dining area is bright and comfortable with plenty of space for a dining table or couch. A window faces to the rear and provides a view of the rear garden, and this is a very pleasant living space.

Each of the bedrooms have fitted carpets, light neutral décor and are cosy and comfortable. Bedrooms 2 and 3 have built-in double wardrobes and are in excellent decorative order, currently used for the B&B enterprise.

The family bathroom is warm with a coloured bathroom suite and matching bathroom fittings. There is a laminate floor, extensive tiling round the bath/shower and the room is warmly lit by downlights. There is a further shower room/W.C. which is currently used for B&B guests and is clean and modern with white bathroom fittings and a fully tiled corner shower cabinet with shaped double doors.

The property benefits from double glazing and night storage heating.

Outside, the property sits in very spacious gardens which are mainly laid to grass with some flower beds to the front, side and rear. There is a large lawned area to the front, from which can be admired the fine, open views towards Tobermory Harbour and the Sound of Mull. There is a drying green and a large parking and turning area. A large shed to the rear has been converted into a laundry/utility room and office space. There is a further separate building also to the rear, for the storage of garden equipment.

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

Steps up to external wooden door and glazed side panel. Outside light.

Vestibule 1.53m x 0.96m

Internal wooden door and glazed side panel. Shelf. Coat hooks. Carpet tiles. Pendant light.



Hall

L-shaped with doors to all accommodation. Built-in shelved airing cupboard housing hot water tank and with pendant light. Built-in double wardrobe with shelves and hanging space. Hatch to loft. Telephone point. Smoke detector. Dimplex night storage heater. Carpet tiles. Two matching pendant lights.

Lounge 5.40m x 3.50m

Dual aspect room with large window (SE) to front and (SW) to side. Stone fireplace and tiled hearth with wooden mantel and electric fire. Space for a dining table. Television point. Dimplex night storage heater. Fitted carpet. Pendant light.

Kitchen/Diner 3.62m x 5.40m

Kitchen

Window and roller blind (SW) to side. External wooden door and glazed inset to rear garden. Fitted floor and wall units. Roll top work surfaces and tiled splash back. Breakfast bar. Open corner shelving. Television point. Telephone point. Stainless steel sink unit with mixer tap and drainer. Space for an upright fridge freezer. Space for an automatic washing machine. Space for a dishwasher. Tricity 4-ring electric hob with oven and grill. Laminate floor. Fluorescent light.

Diner

Window (NW) to rear. Space for a dining table or couch. Fitted carpet. Pendant light.

Bedroom 1 2.60m x 2.90m

Window (NW) to rear. Fitted carpet. Pendant light.

Bedroom 2 3.60m x 3.00m

Window (NW) to rear. Built-in double wardrobe with shelves, hanging space and sliding door. Dimplex wall mounted panel heater. Towel rail. Fitted carpet. Pendant light.

Bedroom 3 (Master) 4.10m x 2.80m

Large window (SE) to front. Built-in double wardrobe with shelves, hanging space and sliding mirrored doors. Telephone point. Dimplex wall mounted panel heater. Fitted carpet. Pendant light.

Bathroom 1.60m x 2.60m

Frosted window (NW) to rear. Coloured three piece suite comprising: W.C., pedestal wash hand basin and tiled splash back, corner bath with tiling around, shower curtain and Triton electric shower over. Shelf. Double wall mounted vanity cabinet and sliding mirrored doors. Heated towel rail. Laminate floor. Down lights.

Shower Room 1.90m x 1.90m

Frosted window with Venetian blind (SE) to front. W.C. in white, inset wash hand basin, double cupboard below and tiled splash back. Fully tiled corner shower cabinet with sliding shaped double doors. Mira Sport electric shower. Wall mounted mirror. Shaver light and socket. Matching bathroom fittings. Heated towel rail. Dimplex wall mounted fan heater. Vinyl floor covering. Down lights.

External

Externally the property sits in very spacious gardens which are mainly laid to grass with some flower beds to the front, side and rear. There is a large lawned area to the front, from which can be admired the fine, open views towards Tobermory Harbour and the Sound of Mull. There is a drying green and a large parking and turning area. A large shed to the rear has been converted into a utility room and office space. There is a further separate building also the rear, for the storage of garden equipment.

Utility Room 1.60m x 2.20m

Shelving. Vinyl floor covering. Light and power.

Office Space 2.90m x 2.30m

Window. Shelving. Desk and drawers. Telephone point. Light and power. Fitted carpet. Fluorescent light.

Workshop 4.50m x 2.40m

Window. Workbench. Shelving. Concrete base.

Services

Mains electricity, water and drainage
Night storage heating
Broadband availability. Sky availability

Postcode

PA75 6PS

Council Tax

Band "E"

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.

Note

All fitted carpets, floor coverings, curtains, blinds, office furniture and all items as described in the sales particulars are included in the sale. White goods are not included in the sale but can be purchased by separate negotiation.

Particulars and photographs November 2009 (except aerial photograph)



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