



Tigh-Na-Creag,
Dervaig, Tobermory, Isle of Mull, PA75 6QN

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Ingram**



A well-presented, detached three-bedroom bungalow, set on the fringe of the picturesque rural village of Dervaig on the ever-popular Isle of Mull and benefitting from far-reaching views across the surrounding countryside.

- Detached house in rural location
- Three bedrooms
- Far reaching coastal views
- Ideal family home
- Attached single vehicle garage
- Commuting distance to Tobermory and Craignure
- Mature gardens to front and rear with large parking area
- EPC Rating E50

Tobermory 7 miles - Craignure 23 miles – Fort William 61 miles (Car and Ferry)

Description

Situated in a pleasant, rural location, with far-reaching views across the local countryside, Tigh Na Creag offers buyers an opportunity to acquire a detached three-bedroom bungalow, benefitting from a sizable plot area extending to approximately 0.62 acres.

The property is entered from the front elevation, with a ramped pathway leading to the front door. The doorway opens into a central hallway, which in turn gives access to each room of the property. To the right of the hallway, a combined spacious family lounge and dining room spans the full width of the property, flooded with natural daylight thanks to triple aspect windows. A patio door gives access to the rear garden of the property.

Adjacent to the lounge, the kitchen is positioned to the front of the property and benefits from a fitted design, comprising cream coloured wall and floor units, complimented by a contrasting marble effect worktop. A freestanding cooker with LPG hob sits within the kitchen layout, with a serving hatch opening to the dining area. Plumbing is in place for a washing machine and dishwasher.

Accommodation is provided by way of three bedrooms, with the master bedroom benefiting from far-reaching views across the rear garden and surrounding countryside. Each of the bedrooms benefits from built in wardrobe space, with one of the cupboards also accommodating the hot water heating cylinder.

To the left of the hallway, the family bathroom features a white bathroom suite. A shower room is situated at the end of the hallway comprising a shower cubicle, sink and toilet. A skylight is positioned above the shower room, giving natural daylight. An additional storage cupboard is also located within the hallway and adjacent to the front door, housing the electricity fuse boxes.

Specifications include mains electricity, mains water, mains drainage, BT internet and telephone connectivity, gas and electric cooking, electric heating and open fire with a back boiler.



External

Externally, a shared driveway gives access to a private drive and parking area large enough to accommodate several vehicles. Mature gardens extend around the property, with mowed areas creating defined walkways throughout the garden.

An area to the lower portion of the garden has been granted planning permission for a dwellinghouse. Please note the plot is not being offered for sale with the property.

An attached garage is accessed from the parking area, offering covered parking or workshop space as required. A doorway to the rear of the garage leads out to the rear garden.

A paved patio area is also located to the rear of the house, the perfect place to sit and enjoy the wonderful open views across the surrounding countryside.

Location

Tigh Na Creag is located on the fringe of the popular coastal village of Dervaig, to the north of the Isle of Mull. The village supports a church, village hall, a local pub and a well-respected primary school. Secondary education is undertaken at Tobermory. Everyday requirements can also be found in Tobermory approximately 7 miles by car or bus. Dervaig has a traditional village store, located within the heart of this close-knit community.

The property is a short drive from Calgary Bay, one of the island's most popular and picturesque destinations. The local area is extremely popular with those looking to enjoy the many outdoor activities on offer, and the area is also popular with those keen on wildlife.

The Isle of Mull well connected to Oban by a regular ferry service. Oban is a vibrant port town with an attractive sea front and busy harbour.

Directions

From the ferry terminal in Craignure, take the A849 north, signposted towards Tobermory. Continue through the village of Salen for 2.5 miles to Aros Bridge. Adjacent to the bridge, take the left turn and follow the glen road for approximately 11 miles to the village of Dervaig.

Upon entering the village, at the T-Junction, turn right and follow the road through the heart of the village. Continue up the hill, passing the village hall on the left-hand side. Around 250 yards from the village hall, turn right into a shared access track, marked Balmacara. Continue along the track, following it round to the right. Tigh Na Creag is located at the bottom of the track.

Services

Specifications for the property include mains electricity, mains water, mains drainage, BT phone and internet connectivity, gas and electric cooking, electric heating and open fire with a back boiler.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Fixtures, Fittings & Equipment

Fixtures and Fittings to be included in this sale by express agreement. White goods can be included by separate negotiation.

Council Tax

Argyll and Bute Council Tax Band E

EPC Rating – E50

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Viewings

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

Particulars and Photographs

October 2023

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Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft

Garage = 31.6 sq m / 340 sq ft

Total = 135.2 sq m / 1455 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014240)





**Tigh Na Creag Land Area:
Approximately 0.62 Acres (0.25 Hectares)**







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