



3 Forestry House

Aros, Isle of Mull, Argyll and Bute, PA72 6JS

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Ingram**



Property Description

Situated within the coastal settlement of Aros on the picturesque Isle of Mull, 3 Forestry Houses offer buyers an opportunity to acquire a traditional timber framed property, a three-bedroom semi-detached family home benefiting from mature gardens to the front and rear.

The property is accessed from the front elevation, with a stepped pathway leading into the kitchen. The kitchen design features a range of beech effect wall and floor units, complimented by a granite effect roll top worktop.

A doorway from the kitchen leads through to a combined lounge and dining room, positioned to the front of the property and benefiting from far-reaching views across the surrounding countryside. An open grate fireplace sits within a brick fire surround, complementing the oil-fired central heating system.

A doorway leads through to a rear hallway, in turn giving access to a ground floor bedroom. This room also offers scope for use as a home office or study, as required. To the left of the hallway, a family bathroom features a white WC and sink, and walk-in shower. A glazed vestibule porch is located to the rear of the property, also used to house the tumble dryer.

The staircase ascends from the hallway to the upper floor where a central landing links two further bedrooms. The front facing bedroom is flooded with natural daylight thanks to a south facing window. This room also benefits from built-in storage cupboards. The second upper floor bedroom benefits from an en-suite WC and separate shower cubicle. A storage cupboard is accessed from the upper floor landing.

External

The property benefits from mature gardens to the front and rear. An area of parking is located to the lower part of the front garden with a concrete pathway leading up the house to the garden.

A wooden shed is located adjacent to the house, along with the oil tank for the central heating system, with the boiler is positioned to the rear of the property. The rear gardens are boarded by a selection of mature trees and shrubs, with pleasant views out to the farmland at the rear.



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| Guide Price £150,000

Plans

Approx. gross internal floor area

96.0 sq m

Location

3 Forestry Houses is located within the popular coastal village of Salen.

The village boasts a primary school, grocery shop, cafes, hotel and petrol station well-stocked grocery shop and post office, petrol station, cafes, hotel, restaurant and primary school.

The village and property are conveniently located, so perfect for exploring the whole island. Nearby, the colourful harbour town of Tobermory provides an excellent range of dining and shopping opportunities as well as offering primary and secondary schooling, a medical centre, churches, a golf course and a distillery.

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Approximate Gross Internal Area
99.5 sq m / 1071 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123242)

Details

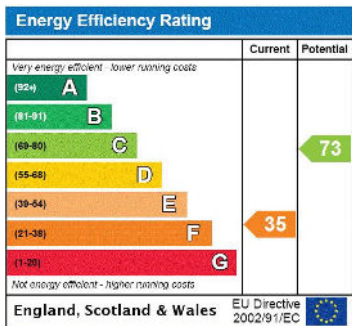
Local Authority
Argyll and Bute

Council Tax
Band = Band = B

Tenure
Freehold

EPC
EPC Rating = F38

Property



Services & Additional Information

Specifications include mains electricity, mains water, mains drainage, oil fired central heating, 4G phone connectivity, BT phone and internet connectivity.

Directions

Upon reaching The Isle of Mull, disembark the Calmac ferry at the terminal in Craignure and take the A849 north, signposted towards Tobermory. Continue through the village of Salen for an additional 2.5 miles to Aros Bridge.

At the bridge, keep right and follow the road up the hill for around ½ mile. The turning to Forestry Cottages is located on the right side. Follow the track to the property where parking is available to the front of the house.

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Enquire



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