



3 Aros Mains, Aros, Isle of Mull, Argyll and Bute, PA72 6JP
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Ingram**



Property Description

Situated in a glorious, elevated position and benefitting from far-reaching views across the Sound of Mull, 3 Aros Mains offers buyers an opportunity to acquire a beautifully presented three-bedroom semi-detached house, a much-loved home set in a popular coastal location on the Isle of Mull.

The property is entered from the rear elevation, with a sheltered porch leading into a central hallway. To the right, the family lounge is positioned to the front of the property, perfectly placed to capture the stunning views. The room is flooded with natural daylight thanks to dual aspect windows, giving it a bright and airy feel. An open archway link to the kitchen, positioned to the rear.

The kitchen design features a range of cream coloured wall and floor cabinets and worktop. The layout incorporates a number of integrated appliances, including double oven and hob, with space for undercounter washing machine and freestanding tall fridge / freezer.

Accommodation is provided by way of three bedrooms, two of which enjoy open views to the front. The third bedroom looks out over the rear garden and surrounding countryside. A family bathroom is also accessed from the hallway, featuring a full-sized bath with shower over and white two-piece bathroom suite.

A large attic space is accessed by a fitted loft ladder, currently utilised as storage but offering scope for conversion to provide additional accommodation, subject to the necessary planning consents. The modern electric water heating system is installed in the attic space.

The property is accessed from the road by a driveway, offering off-road parking. A sizable garage is located adjacent to the house, currently utilised as storage and workshop space. The filters for the private water supply are conveniently located within the garage. Mature gardens surround the property, mainly laid to lawn with a planted border offering a seasonal display throughout the year.

3 Aros Mains enjoys a very convenient island location, positioned centrally between Craignure and Tobermory, the island's principal town. There is a regular bus service between the two locations, providing local public transport links. Mull boasts an extraordinary and diverse range of scenery, wildlife and leisure activities which brings large numbers of visitors throughout the year. The island also hosts a number of music and arts festivals. The colourful harbour town of Tobermory is a popular tourist destination and provides an excellent range of dining and shopping opportunities.



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| Offers Over £240,000

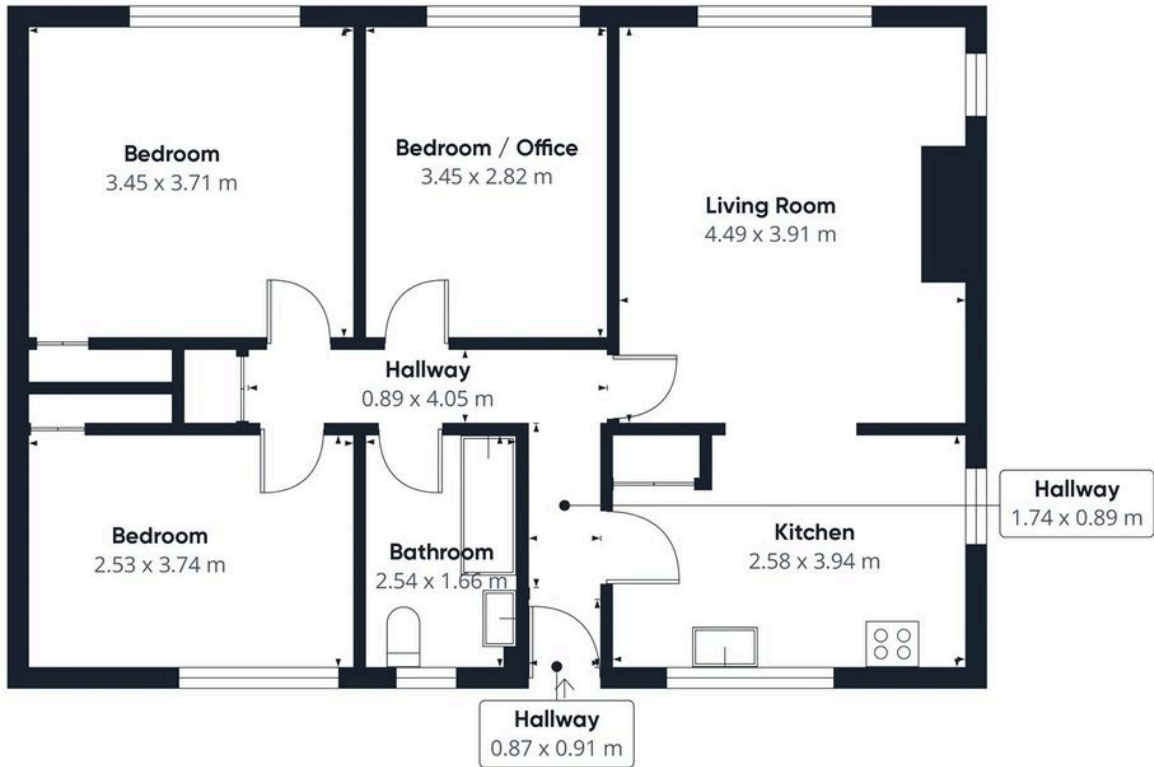
Plans

Approx. gross internal floor area
72m sq

Location

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 two miles to Aros Bridge.

At the bridge, keep right and follow the road up the hill for around 500 Yards. The turning to Aros Mains is located on the right side. Follow the track along to the property where parking is available to the front of the house.



Approximate total area⁽¹⁾
72.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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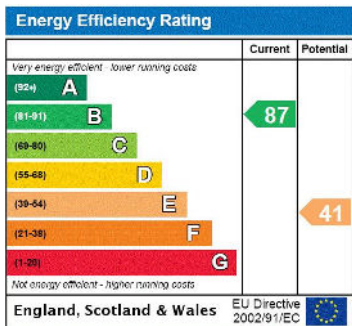
Details

Local Authority
Argyll and Bute

Council Tax
Band = C

EPC
EPC Rating = E

Property



Services & Additional Information

Specifications for the property include shared private water supply, mains electricity, electric heating and water, private drainage.

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.

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.

Particulars and Photographs – January 2025

Enquire



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