



Leacann, Dervaig, Tobermory, Isle of Mull, PA75 6QS
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Ingram**



Property Description

Sitting in a rural location on the fringe of the coastal settlement of Croig to the North of the Isle of Mull, Leacann offers buyers an opportunity to acquire a well-presented three-bedroom property, a much-loved family home set across two levels.

The main entrance door leads into a central hallway which links two defined living areas. To the left, the lounge enjoys open views out to the gardens, a pleasant room in which to sit and relax. A multi-fuel stove is a focal point of the room, offering warmth and comfort in equal measure.

To the right of the entrance, the hallway extends through to a welcoming kitchen and dining room. The kitchen features a range of wooden wall and floor units, complemented by a matching wooden worktop. The design incorporates a number of integrated appliances, including microwave electric oven, electric hob and fridge/freezer. Large, glazed doors open to a natural courtyard, effortlessly expanding the kitchen to the outdoors.

A ground floor bedroom is also accessed from the hallway, benefitting from an en-suite bathroom which features a tiled design. A separate WC is also located within the hallway, along with a utility room which houses the domestic appliances and modern ground-source heating system. A storeroom is located under the staircase.

Further accommodation is provided by way of two first-floor bedrooms, each linked by a central landing. The principal bedroom benefits from a private hallway and en-suite shower room, while both bedrooms offer plenty of wardrobe space. Interestingly, a large attic room is accessed through the principal bedroom, a useful space which could be used for craft, hobby or

study use. Two secure safes are located within the upper floor rooms.

A large garage is located adjacent to the house, a dry space offering secure storage or workshop space, as required. A smaller shed is located within the gardens.

Leacann is situated in an private rural location, not far from Calgary, a white, sandy beach to the north of the Isle of Mull. Nearby, Dervaig, a popular village, offers amenities such as a grocery store with post office, church, and hotel with bar.

The main town of Tobermory is a popular tourist destination and 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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Plans

Approx. gross internal floor area
137.3 SQ M

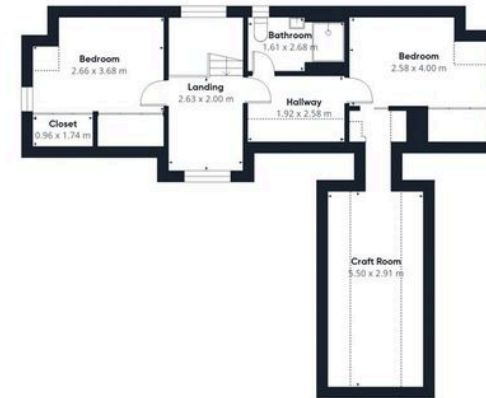
Location

The Isle of Mull is the second largest island within the Inner Hebrides. The island is accessed via a regular car ferry service from Oban to Craignure. Services from Lochaline and Kilchoan on the Morvern and Ardnamurchan peninsulas respectively are also available. There is a small airstrip at Glenforsa suitable for private aircraft and a main line train service operating several times daily between Glasgow and Oban - some connecting directly with the ferries.

Mull boasts an extraordinary and diverse range of scenery, wildlife and leisure activities. In the sea surrounding Mull there are various trips provided to local puffin and seal colonies, and also to Iona and the island of Staffa.



Ground Floor



Floor 1

Approximate total area^m
137.3 m²
Reduced headroom
11.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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 = E

Tenure
Freehold

EPC
EPC Rating = C

Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Services & Additional Information

Specifications include private water supply, mains electricity, private drainage system, ground source heating.

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 left and follow the road for approximately 4 miles towards Calgary. After crossing the small bridge, turn right and follow the road, signposted for Croig.

At the gate, continue through, following the track past the 'no vehicles' sign. Continue slowly, passing two properties on the right. The track continues up the hill and round to the right. The entrance track to Leacann is located on the left, clearly marked by a Bell Ingram sale board.

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Enquire



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