



Rockfield Road, Tobermory, Isle of Mull, PA75 6PN
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Ingram**

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Property Description

Situated in a pleasant residential area above the picturesque coastal town of Tobermory, 59 Rockfield Road offers buyers an opportunity to acquire a two-bedroom semi-detached property, a much-loved family home sitting within mature gardens to the front and rear.

The property is entered from the front elevation, with the main entrance leading into a central hallway. To the left, the family lounge spans the full width of the property, flooded with natural daylight thanks to dual aspect windows to the front and rear. The room is large enough to accommodate a dining table, along with an area for lounge seating.

The kitchen is positioned to the rear, fitted with a range of oak and floor units, with space for a freestanding cooker and washing machine. The kitchen extends through to a utility room, offering space for further appliances and storage. This room can also be accessed from the front garden.

To the right of the hallway, the family bathroom features a full-sized bath with electric shower over, and white two-piece bathroom suite. Two storage cupboards are accessed from the hallway, one under the stairs, and a second, which houses the hot water heating cylinder.

Accommodation is provided by way of two bedrooms, each located on the upper floor. Both bedrooms are large enough to accommodate a double bed. A third room is also located on the upper floor, offering uses as a home office or study.

Externally, the property is accessed from the road by a private driveway

offering parking for a couple of vehicles. Both front and rear gardens are mainly laid to lawn, with a number of mature shrubs and trees dotted around the front garden.

A storage shed is located in the rear garden, along with the oil tank for the oil-fired central heating.

The town 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.

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. 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 where many tourists visit Fingal's Cave.



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| Offers Over £000,000

Plans

Approx. gross internal floor area
75.8 SQ M

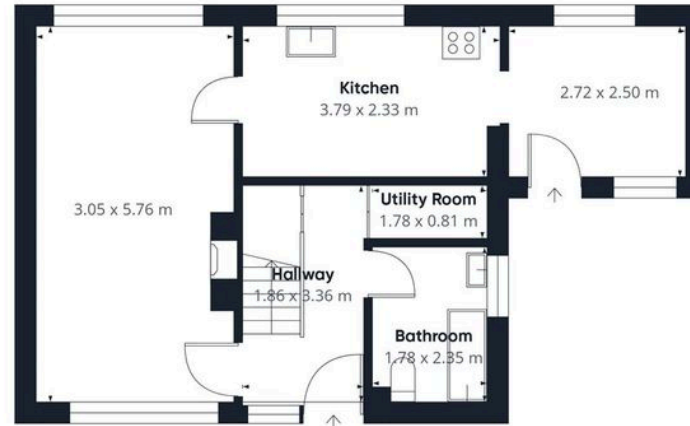
Location

Directions

From Oban, take the Calmac ferry to the Isle of Mull, arriving in Craignure. Upon leaving the ferry, turn right and follow the road for approximately 21 miles to Tobermory. At the roundabout, stay left, crossing the bridge follow the road to the left.

Turn immediately into Rockfield Road and continue up the hill, following round to the left. 59 Rockfield is located on the left-hand side, clearly marked by a Bell Ingram sale board.

[what3words:///impeached.amber.looks](https://www.what3words.com/impeached.amber.looks)



Approximate total area^m
75.8 m²
Reduced headroom
2 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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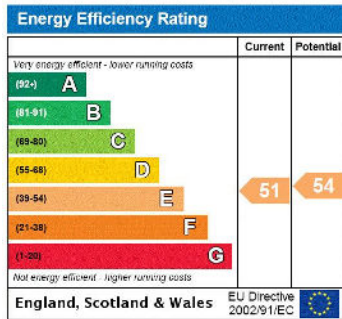
Details

Local Authority
Argyll and Bute

Council Tax
Band = C

EPC
EPC Rating = E

Property



Services & Additional Information

Services include mains water, mains electricity, mains drainage, oil-fired heating, BT phone and internet connectivity, Vodafone 4G reception.

Fixtures and Fittings to be included in this sale by express agreement.

Photographs & Particulars
- May 2025

Enquire



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