



Penalbanach

Breadalbane Street, Tobermory, Isle of Mull, PA75 6PE

bellingham.co.uk

 **Bell
Ingram**



Property Description

Located in a charming residential area above the picturesque town of Tobermory on the Isle of Mull, Penalbanach presents a rare opportunity to acquire a beautifully maintained three-bedroom mid-terrace family home. Just a short walk from Tobermory High School, this much-loved family residence offers both comfort and convenience.

Upon entering the property from the front, you are welcomed into a central hallway. To the right, a spacious open-plan kitchen and dining area features a stylish range of pale blue cabinetry, complemented by solid wooden worktops. The room is thoughtfully arranged, with a dining table positioned at the front, creating a warm and inviting space for family meals. The kitchen also includes a selection of integrated appliances such as electric oven and hob, enhancing both functionality and design.

To the left of the hallway, the family lounge is positioned to the front of the property. A multi-fuel stove set within the fireplace adds a cosy focal point, providing warmth and ambiance. A rear doorway leads to a generous utility room, which in turn opens out to the expansive rear garden. A stylish family bathroom is also located on the ground floor.

A staircase rises from the hallway to the upper floor, where three individually decorated bedrooms are located. Each room offers comfortable and versatile accommodation, ideal for family living.

Externally, the property boasts a large rear garden that rises to follow the natural contour of the hill. Directly behind the house, a paved patio area serves as a delightful sun trap, perfect for relaxing or entertaining guests.

The majority of the garden is laid to lawn and bordered by mature shrubs and trees, offering privacy and a touch of nature. At the top of the garden, a shed currently functions as a home gym but could easily be adapted for use as a workshop or for storing garden equipment.

This charming property is located within easy walking distance of the many amenities that Tobermory has to offer, including the picturesque harbour front, where many shops and restaurants are located.



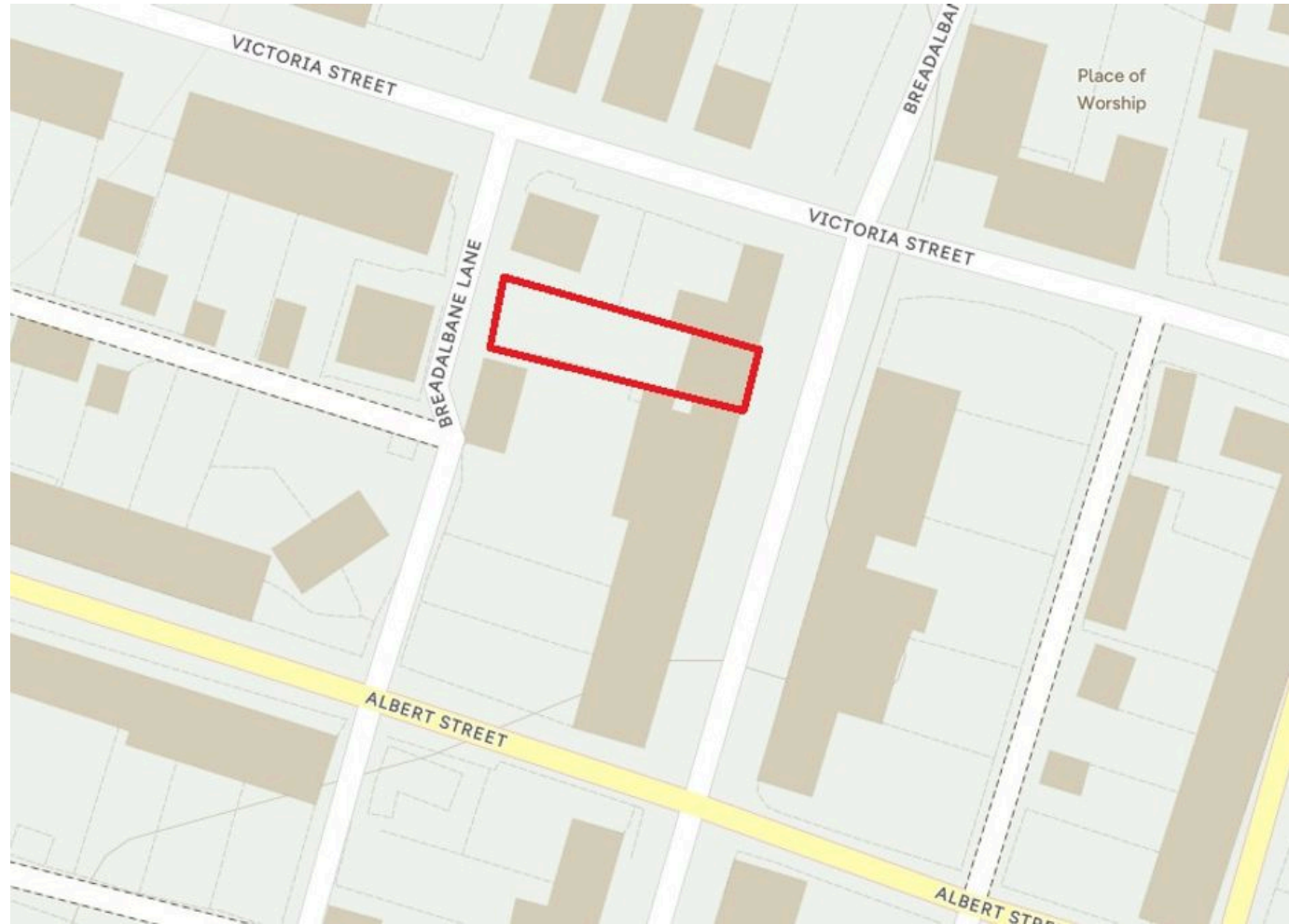
Breadalbane Street, Tobermory, Isle of Mull, PA75 6PE



| Offers Over £250,000

Plans

Approx. gross internal floor area
99m²



Details

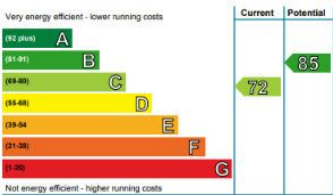
Local Authority
Argyll and Bute

Council Tax
Band = D

Tenure
Freehold

EPC
EPC Rating = C

Property



Services & Additional Information

Services include mains water, mains drainage, mains electricity, electric heating, multi-fuel stove.

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 over the river and then turn immediately right onto Breadalbane Street.

Follow Breadalbane Street for around 800 yards and the property is located on the left-hand side.

Enquire



Andrew Fuller

Oban

07717203082

andrew.fuller@bellingram.co.uk



Tax Calculator



Free Market Appraisal



View Digital Brochure



Property Search



View On Website

Viewing strictly by appointment

Published: August 2025

Property Ref: OBN250052

powered by

FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Breadalbane Street, Tobermory, Isle of Mull, PA75 6PE



3



1



2

| Offers Over £250,000