



1 Morven View, Salen, Aros, Isle of Mull, PA72 6JB
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Ingram**



Property Description

1 Morvern View offers buyers an opportunity to acquire an appealing three-bedroom ground floor flat, situated in the charming coastal village of Salen on the Isle of Mull. This well-proportioned property offers comfortable living in a peaceful setting, ideal for those seeking their first property in on this popular Scottish island.

Accessed via a side entrance, the flat opens into a central hallway that connects the main living areas. The lounge is located at the front of the property, is a spacious and inviting room with views over the front garden. A wood-burning stove, set on a tiled hearth, adds warmth and character to the space. A rear door from the lounge leads to a bedroom, offering views over the rear garden.

The hallway continues to the right, leading to a generous kitchen/dining room. The kitchen is fitted with a range of cream wall and base units, complemented by wood-effect worktops. Integrated appliances include an electric oven, gas hob, and dishwasher, with space provided for an under-counter washing machine. A freestanding fridge is also neatly positioned in the corner. The room comfortably accommodates a six-seater dining table, making it ideal for family meals or entertaining.

To the rear of the property, adjacent to the kitchen, is a double bedroom with pleasant views of the rear garden. A third bedroom, located off the hallway to the left, is smaller in size but benefits from two useful storage areas—one of which is situated beneath the staircase to the upper floor flat. The shower room, located to the right of the hallway, features a modern

quadrant shower enclosure and a white two-piece suite.

Externally, the property benefits from an area of garden to the rear, a safe place for children to play. A substantial brick shed is located adjacent to the property, offering storage for bikes, garden machinery and outdoor equipment.

1 Morvern View 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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Plans

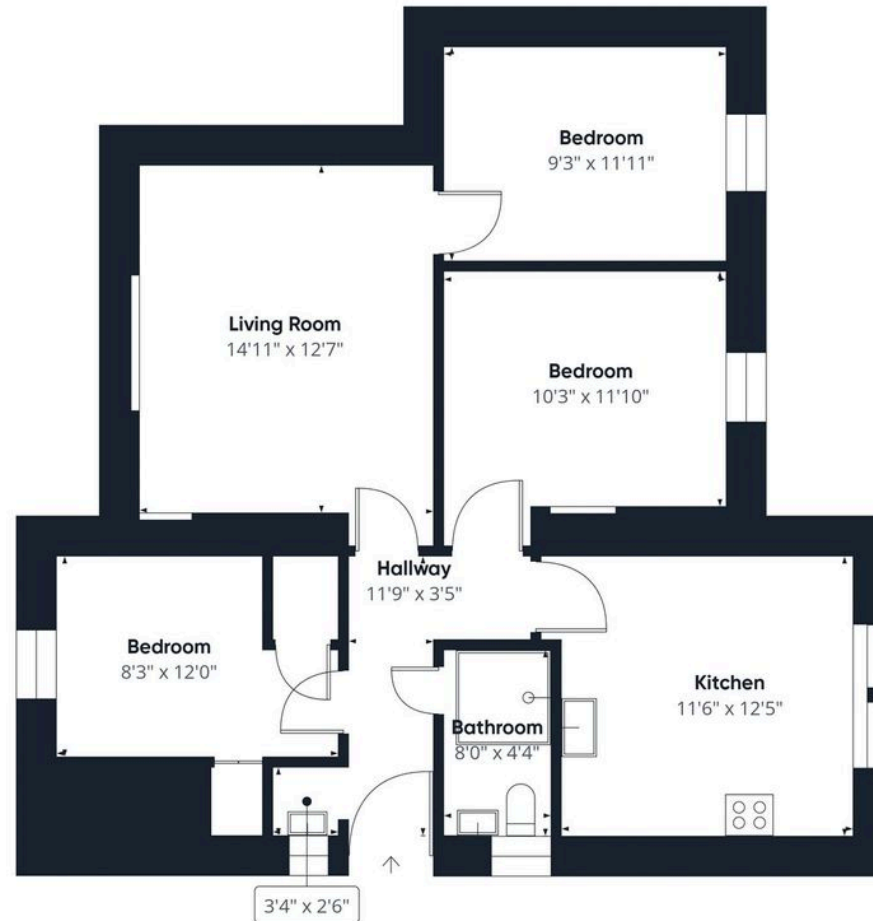
Approx. gross internal floor area
73.2 SQ M

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 which brings large number of visitors throughout the year.



Approximate total area^m
788 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Details

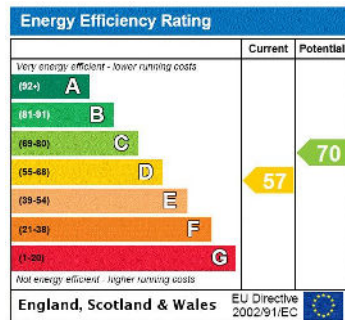
Local Authority
Argyll and Bute

Council Tax
Band = C

Tenure
Freehold

EPC
EPC Rating = D

Property



Services & Additional Information

Services include mains water supply, mains electricity, mains drainage, multifueled stoved linked heating, BT phone and internet connectivity.

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 11 miles to Salen. Upon entering the village, take the right-hand turn and follow the road around to the right.

1 Morvern View is located on the right-hand side after approximately 100 yards. Parking is available to the front of the property.

Viewings

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

Particulars and Photographs- August 2025

Enquire



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Viewing strictly by appointment

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