



Cragaig, West Street, Tobermory, Isle of Mull, PA75 6QZ

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Ingram**



Property Description

The family residence is entered from the front elevation, where the main door leads through a vestibule into a central hallway. To the left, the open plan kitchen and dining room enjoy far reaching views towards the bay. A sliding patio door from the dining area opens onto a large decking area, effortlessly extending the living space outdoors.

The kitchen is fitted with a range of beech coloured wall and floor units, complemented by a contrasting grey worktop. Integrated appliances include an electric oven, hob, microwave and fridge-freezer, with an under counter dishwasher conveniently positioned beside the sink. A door from the kitchen leads into the utility room, which in turn provides access to a ground floor WC.

To the right of the entrance hall, the main lounge offers a generous, light filled living space - a perfect spot to absorb the stunning views. A multi fuel stove sits within a natural stone fireplace, supplementing the central heating system. A casual dining area is set within the bay window, providing panoramic views across Calve Island and over the Sound of Mull towards the Morvern Peninsula.

A staircase rises from the hallway to the upper floor, where three bedrooms offer comfortable family accommodation, each varying in size and style. Two of the bedrooms face the front elevation and enjoy beautiful views across the bay.

A spacious family bathroom completes this floor, featuring a full size bath and a circular shower cubicle set within a stylish design.

Attached to the rear of the main residence, a self contained, two bedroom letting annex provides excellent potential for full time letting, holiday accommodation, or multi generational living. Like the main house, the annex

is arranged over two floors.

The ground floor features an open plan kitchen and dining room fitted with wooden cabinetry. A patio door leads out to a private decked area - an ideal spot to sit, relax, and enjoy the fresh air. A ground floor bedroom is located next to the entrance, and a family bathroom is accessed from the dining area. The staircase leads to the upper floor, where a bright lounge occupies the central space. A door from the lounge opens into a generously sized double bedroom with an en suite shower room and a range of fitted wardrobes.

Cragaig sits within a mature, well maintained garden. A paved pathway leads to the front entrance of the main house, while a sizeable, decked area at the side accommodates a hot tub—perfect for those willing to embrace the open air experience. A small pond adds further character to the front garden. The pathway continues around to the rear, giving access to the decking areas of both the house and annex.



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Guide Price £540,000

Plans

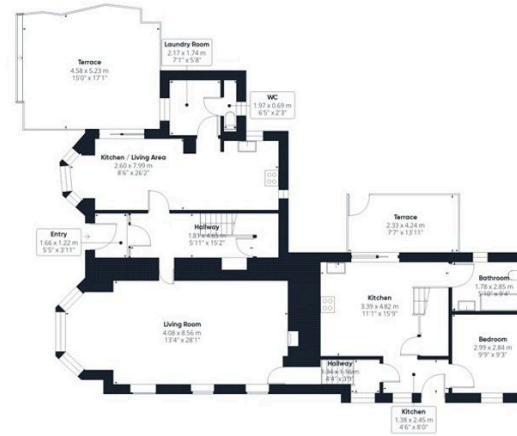
Approx. gross internal floor area

199 sq m

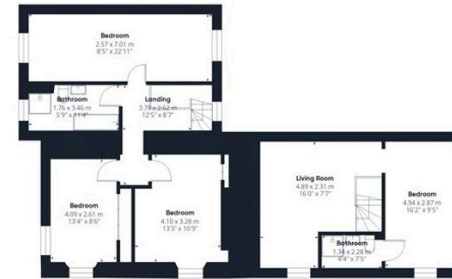
Location

Cragaig is located above the colourful harbour town of Tobermory. 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. 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.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

199.1 m²
2145 ft²

Balconies and terraces

35.3 m²
380 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

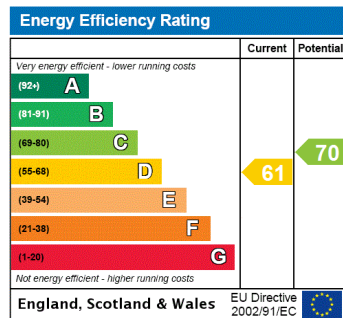
Local Authority
Argyll and Bute

Council Tax
Band = F

Tenure
Freehold

EPC
EPC Rating = D

Property



Services & Additional Information

Specifications for the property include mains water and electricity, oil heating, mains drainage, BT Internet and telephone 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 21 miles to Tobermory. Turn left at the roundabout and follow the road over the bridge before turning right onto Breadalbane Street. Follow the road for around 450 yards before turning right, down West Street. The property is located at the bottom of the street on the right-hand side. Parking is available on the street in 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
March 2026

Enquire



Andrew Fuller

Oban

01631 566 122

oban@bellingham.co.uk



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Viewing strictly by appointment

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