



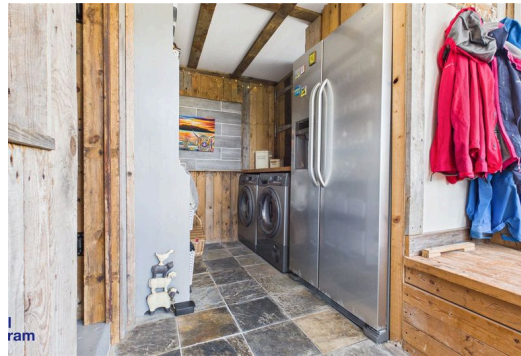
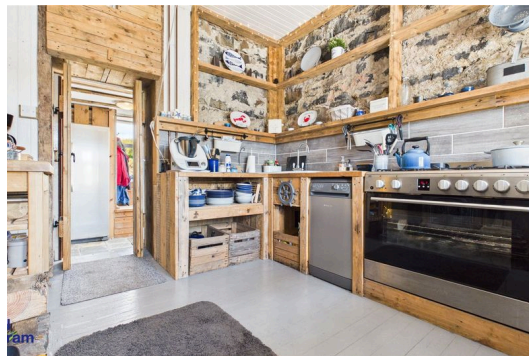
Bell
Ingram
FOR SALE

Mo-Dhaichaidh

Bunessan, Isle of Mull, Argyll and Bute, PA67 6DG

bellingham.co.uk

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Bunessan, Isle of Mull, Argyll and Bute, PA67 6DG



Fixed Price £240,000

Property Description

Accessed directly from the island road via a private track, the approach leads to a gated entrance opening into a generous parking area, comfortably accommodating multiple vehicles. The grounds naturally follow the contours of the hillside, gently sloping away to the front.

Entry to the property is via a glazed uPVC door, leading into a welcoming and functional entrance room. This space serves as a useful boot room and utility area, complete with laundry facilities and space for an American-style fridge freezer. From here, feature timber doors open into the heart of the home: a characterful, open-plan kitchen and dining area.

The kitchen is thoughtfully designed with bespoke cabinetry, creating a warm and rustic feel in keeping with the property's heritage. An exposed stone wall, enhanced by timber shelving, provides both visual interest and additional storage. A substantial multi-fuel stove set within a timber fire surround forms an attractive focal point, ensuring the space is both cosy and inviting. Twin windows in the dining area frame picturesque views while allowing natural light to flood the room.

A door from the dining space leads to a hallway positioned along the front elevation of the property. This hallway can also be accessed independently via a front entrance vestibule, offering a sheltered point of entry. Located at the end of the hallway, the family lounge is a comfortable and inviting living space, finished with natural timber elements. A wood-burning stove, set within a decorative fireplace, provides both character and supplementary warmth to the gas-fired central heating system. As with the kitchen, dual-aspect windows capture uninterrupted views across the bay and surrounding landscape.

Two bedrooms are accessed from the hallway, each large enough to accommodate a double bed. The accommodation is complemented by a WC fitted with a wash hand basin, along with a separate walk-in shower room featuring a modern mixer shower and tiled surround.

Externally, to the front, an extensive area of raised decking provides an exceptional vantage point from which to fully appreciate the breathtaking coastal scenery. This superb outdoor space offers ample room for seating and entertaining, making it ideal for relaxing while taking in the ever-changing views across the bay. At the far end of the deck, a hot tub is perfectly positioned for those wishing to enjoy the coastal surroundings in all seasons. An attached room to the side of the house, 'The Wee Gin House' is a quirky space to sit and relax, also offering a potential as overflow accommodation. The driveway continues around to the rear of the property, where a timber shed provides storage for garden equipment and outdoor machinery, adding further practicality to the home.



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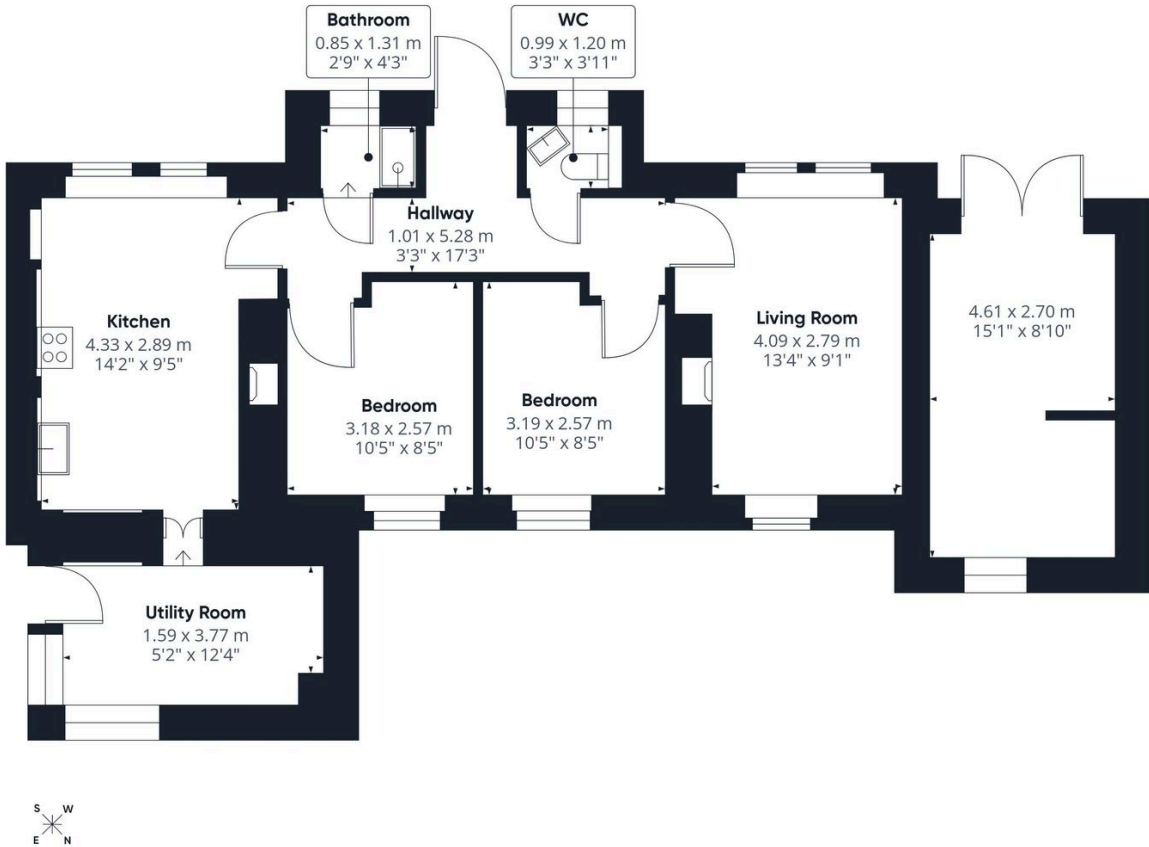
Plans

Approx. gross internal floor area
73.8 sq m

Location

Mo Dhachaidh is located in the charming and historic village of Buinessan on the Isle of Mull, offering a peaceful and scenic coastal setting that is highly sought after by buyers looking to embrace island living.

This charming coastal village provides a well-served local hub, with amenities including a general store, primary school, café, and village hall, while the nearby ferry at Fionnphort offers regular crossings to Iona, making the area ideal for both permanent residents and those seeking a holiday retreat.



Approximate total area⁽¹⁾
73.8 m²
794 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.

GIRAFFE360



Buinessan, Isle of Mull, Argyll and Bute, PA67 6DG



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Details

Local Authority

Argyll & Bute

Council Tax

Band = C

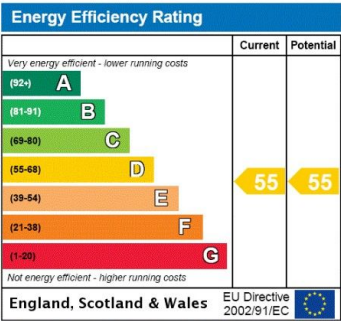
Tenure

Freehold

EPC

EPC Rating = D

Property



Services & Additional Information

Specifications include mains electricity, mains water, private drainage, gas-fired heating, BT Wi-Fi and telephone connectivity, multi-fuel and electric stove.

Directions

From the ferry terminal in Craignure, take the A849 south, following signs for Bunessen and Fionphort. Continue for approximately 29 miles, continuing through the village of Pennyghael. Upon entering the the village of Bunessen, take the right-hand turn, signposted towards Ardtun. After crossing the bridge, take the track ahead, following it to the left where it leads to the gated entrance to the property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents.

Viewings

Strictly by appointment through the sole selling agents.

Particulars and Photographs-May 2026



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Enquire



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Tax Calculator



Free Market Appraisal



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Property Search



View On Website

Viewing strictly by appointment

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