



2 JAVA HOUSES, CRAIGNURE, ISLE OF MULL, PA65 6BE

- A Spacious Mid-Terraced House
- Situated In A Development Of Similar Properties
- Hall : Sitting Room : Kitchen
- 3 Bedrooms : Bathroom : Shower Room
- Currently Leased For Staff Accommodation
- Garden Ground To Front And To Rear

Guide Price £160,000

The *Island of Mull*, one of the most accessible of the Inner Hebrides, is an island of outstanding natural beauty with a varied landscape and spectacular coastline. The island caters for a wide range of outdoor pursuits and interests and is an extremely popular tourist destination.

Craignure is the principal ferry terminal for the *Island of Mull* with regular sailings to and from Oban. The village benefits from a good range of local services including a general store with post office, coffee shop, inn with restaurant, hospital and golf course, together with the Isle of Mull Hotel & Spa. Primary schooling is available at Lochdon some 3 miles distant, with secondary education and a wider range of services available in Tobermory, 21 miles distant.

Java Houses is a development of similar houses on the fringe of the village with *Number 2* being a mid-terraced 3 bedroomed house which benefits from a modern bathroom and shower room. It is currently leased to the Isle of Mull Hotel & Spa for staff accommodation, providing a rental income of £15,828 per annum, making this an excellent buy to let investment should this arrangement continue, subject to a purchaser obtaining any necessary consents. Alternatively, it would make an ideal family sized home situated in this sought-after village.



DETAILS OF ACCOMMODATION

Hall with glazed external door to front, cupboard with shelving, storage heater, coat hooks, recessed ceiling lights, wood effect laminate flooring.

Sitting Room: 5.11m x 3.15m, window to front, multi-fuel stove on tiled hearth with feature tiled wall, 2 central heating radiators, ceiling light fitting.

Kitchen: 2.73m x 2.59m, external door to rear, window to rear, fitted with a range of wall mounted and floor standing units with work tops, cooker with splash panel and extractor over, 1½ bowl stainless steel sink with drainer, fridge, washing machine, 2 storage cupboards, further cupboard housing hot water tank, wall tiling, recessed ceiling lights, wood effect laminate flooring.

Shower Room: 3.14m x 1.18m, window to rear, shower enclosure with sliding door and wall tiling, whb in vanity unit with mirrored cabinet over, wc, heated towel rail, extractor fan, recessed ceiling lights, wood effect laminate flooring.

A carpeted staircase rises to the **Upper Floor Landing** with storage cupboard, hatch to roof space, recessed ceiling lights, fitted carpet.

Bedroom 1: 3.48m x 3.00m, window to rear, wardrobe recess, storage heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.46m x 3.33m, window to front, wardrobe recess, storage heater, ceiling light fitting, fitted carpet.

Bedroom 3: 2.48m x 2.41m, window to front, wardrobe recess, storage heater, ceiling light fitting, fitted carpet.

Bathroom: 2.25m x 1.50m, window to rear, bath with electric shower over, glazed panel and wall tiling, whb in vanity unit, wc, ceiling light fitting, wood effect laminate flooring.

GARDEN

2 Java Houses has areas of garden ground to the front and rear of the property laid to grass. There is shared parking to the front.

GENERAL INFORMATION

Services: Mains electricity, water and drainage.

Note: The property is currently leased to the Isle of Mull Hotel & Spa, vacant possession March 2026, or earlier subject to agreement.

Home Report: Available from the Selling Agents. **EPC Rating:** E53. **Council Tax:** Band C.

Guide Price: One Hundred & Sixty Thousand Pounds (£160,000). Offers are invited and should be submitted to the Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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