



FLAT 2/2 | ROYAL BUILDINGS | TOBERMORY | ISLE OF MULL | PA75 6NU

OFFERS OVER: £125,000



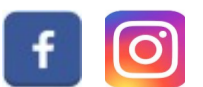
Enjoying a wonderful, prominent coastal position, located in the heart of the popular town of Tobermory, on the beautiful island of Mull, the subjects of sale form a second floor flat, with stunning views towards The Sound of Mull and the Morvern Peninsula. Offering deceptively spacious accommodation, arranged in a convenient layout, Flat 2/2 Royal Buildings, is flooded with natural light and benefits from double glazing (with the exception of one window). The bright kitchen and lounge/diner, with open fire, are most attractive features. Due to the size and location, the property would be ideally suited to a first time buyer or would provide an excellent investment opportunity in a very buoyant rental market.

Tobermory is situated along the north-east coast and is the main town on the Isle of Mull. Offering a diverse selection of boutique shops, hotels, restaurants, supermarket, bakery, café and distillery, the town also benefits from a combined primary and high school, theatre, golf club, bank, garage and of course the Calmac ferry link to Kilchoan. Mull is the most accessible of all the Inner Hebridean Islands, only a two hour drive north-west of Glasgow and a 45 minute sailing from Oban, which makes it a very popular tourist destination. Wonderfully diverse, with towering sea cliffs, powder white sandy beaches and a large mountain range with the peak of Ben More rising to over 3,000 feet, Mull is home to a wide range of wildlife and one of the best places in Europe to participate in wildlife tourism, with regular sightings of the rare Golden Eagle and the White Tailed Sea Eagle.



- Desirable Second Floor Flat
- Popular Town Location
- Stunning Sea Views
- Lounge/Diner with Open Fire
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing (with the exception of one window)
- EPC Rating: D 64

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Accommodation

Entrance Hall 2.0m x 0.9m

Slightly L-shaped, with wooden entrance door. Built-in cupboards. Doors to lounge/diner, bathroom and bedroom.

Lounge/Diner 5.2m x 4.9m

L-shaped, with window to view. Open fire with tiled hearth, surround and wooden overmantle. Built-in cupboard. Door to kitchen.

Kitchen 3.0m x 2.5m

With single glazed sash and case window to rear. Fitted with oak

kitchen units, offset with granite effect work surfaces. Free-standing Indesit double oven, with stainless steel extractor chimney over. Free-standing Beko fridge. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Tiled laminate flooring.

Bathroom 3.3m x 1.7m

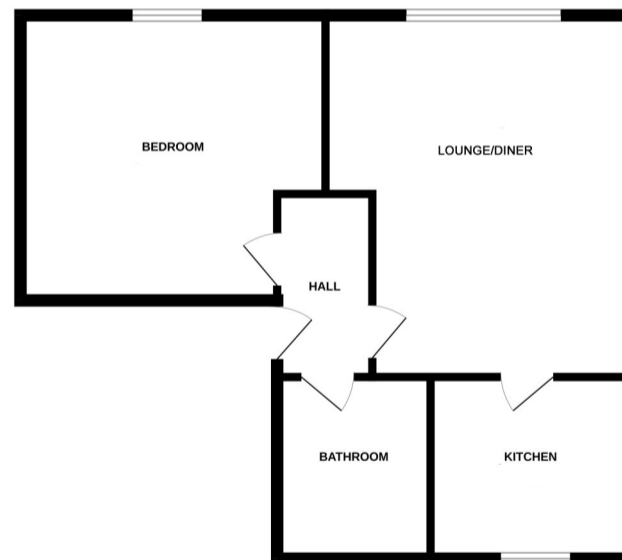
L-shaped. Fitted with white suite of WC, wash hand basin and bath, with shower attachment over. Tiled splashback. Built in cupboard housing hot water tank.

Bedroom 4.4m x 3.0m

With window to view.



Floor Plan



Title Plan



The area outlined red indicates the location of the property included in the sale.

Travel Directions

From the ferry terminal at Craignure, follow the road to the North of the Island on the A849 signposted for Tobermory. Proceed along this road for approximately 11 miles towards Salen. On arrival in Salen, proceed straight through the village and continue on the road (A848) towards Tobermory for 9 miles. On approaching the town, turn right at the roundabout and down to Main Street. Proceed ahead to nearly the end of the road at the ferry terminal. The property is located in the blue painted building. Enter the blue, glazed door to the right hand side of the Mishnish windows, and proceed up to the second floor. The entrance door to the property is on the right hand side, painted blue with a number 2 on the door.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.