



BRIDGE COTTAGE | LOCHDON | ISLE OF MULL | PA64 6AP

PRICE GUIDE: £250,000

Enjoying a quiet rural position with views stretching across Loch Don, the subjects of sale form a charming detached cottage nestled in generous garden grounds. Bridge Cottage is located in the desirable village of Lochdon on the east coast of Mull, and offers deceptively spacious accommodation, conveniently arranged over one floor. In excellent order and well presented, the property benefits from double glazing and electric heating. The large dual-aspect dining lounge with feature fireplace and striking electric stove is a most attractive space, with direct access in to the sun room to the front of the property. Both bedrooms also enjoy en-suite bathrooms, whilst the kitchen opens out on to a pleasant patio area. Due to the size and location, Bridge Cottage would be ideally suited as a permanent home, as an idyllic bolt-hole or as an investment property for the buoyant self-catering market on the island.

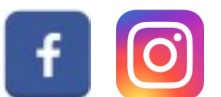
The village of Lochdon is a small hamlet situated only 3 miles south of Craignure and provides a primary school. There is a wide variety of wildlife in and around the area. Tobermory, the main centre of the island, is located some 23 miles north and has a secondary school, church, various shops and restaurants and also provides excellent sporting facilities. The Island of Mull also has excellent medical facilities including a hospital and dental surgery. The most accessible of all the Inner Hebridean Islands, Mull is only a two hour drive north-west of Glasgow and a 45 minute sailing from Oban. The island is 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.

- Attractive Detached Cottage
- Idyllic Island Location with Views over Loch Don
- Dual-Aspect Dining Lounge with Electric Stove
- Sun Room
- Kitchen
- 2 Bedrooms (both with En-Suite Bathrooms)
- Double Glazing & Electric Heating
- Ample Private Parking
- Generous Mature Garden with Shed
- EPC Rating: E 54

MacPhee & Partners

Airds House, An Aird
Fort William, PH33 6BL
01397 702200

estateagency@macphee.co.uk :: www.macphee.co.uk



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Accommodation

Kitchen 4.3m x 2.6m

Wooden, glazed panelled entrance door with fully glazed side panel. Window to rear. Fitted with beech effect kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. Tiled splashback. Freestanding Zanussi cooker unit. Beko washing machine. Door to dining lounge and open to hallway.

Dining Lounge 6.7m x 3.7m

With two windows to front and two to rear. Gazco stove set on tiled hearth with stone surround. Slate window sills. Hatch to loft. Door to sun room.

Sun Room 4.7m x 2.0m

With triple window to front and one to side. Tongue-and-groove walls. Painted original brickwork.

Hallway 3.7m x 1.0m

With hatch to loft. Doors to two en-suite bedrooms.

Principal Bedroom 5.3m x 4.5m

Slightly L-shaped, with two windows to front and two to sides. Built-in wardrobes and cupboards with sliding doors. Door to en-suite bathroom.

En-Suite Bathroom 3.5m x 1.4m

With window to side. Fitted with off-white coloured suite of WC, wash hand basin, and bath with shower attachment. Half tiled walls. Heated towel rail.

Bedroom 4.0m x 2.5m

L-shaped, with window to rear. Built-in wardrobe and cupboards with sliding doors. Door to en-suite bathroom.

En-Suite Bathroom 2.0m x 1.8m

With window to rear. Fitted with off-white coloured suite of WC, wash hand basin, and bath with shower attachment. Half tiled walls and splashback. Heated towel rail.



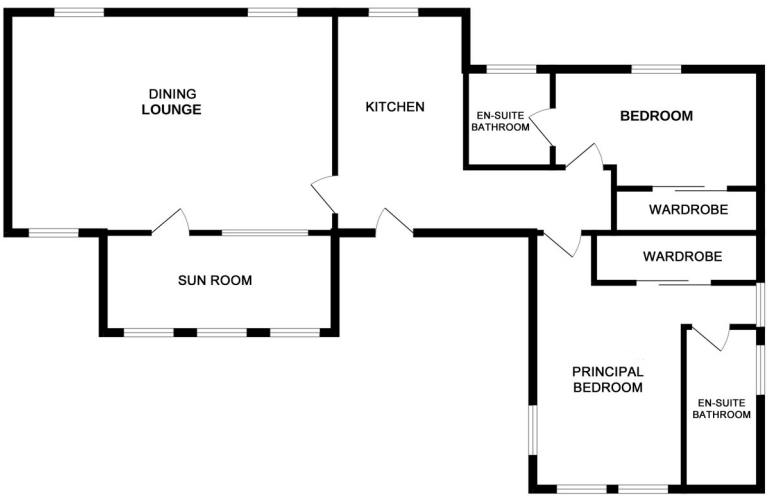
Garden

The property is fully enclosed and approached by a private gravelled driveway, providing ample parking. The grounds are laid in the main to gravel for ease of maintenance, offset with paving slabs, mature trees, shrubs, bushes and seasonal planting. The well-stocked grounds also feature many planted bedding areas, providing colour and interest. A timber garden shed at the side is included in the sale.

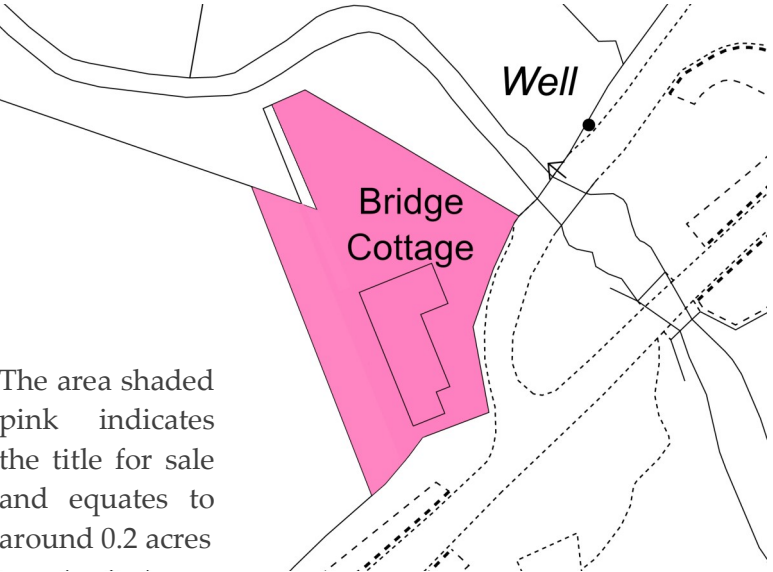
Travel Directions

On leaving the ferry terminal from Craignure, turn left and travel southeast along the A849 for approximately 3 miles. Continue along the A849 until you come to a sign for Lochdon and school speed signs. Pass the school and take the second turning on the right. Bridge Cottage is the first property located on the left hand side of the road.

Floor Plan



Title Plan



The area shaded pink indicates the title for sale and equates to around 0.2 acres



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