



1 ROCKFIELD ROAD | TOBERMORY | ISLE OF MULL | PA75 6PN

PRICE GUIDE: £150,000

Conveniently situated on the outskirts of the popular area of Tobermory on the beautiful Isle of Mull, 1 Rockfield Road forms a semi-detached dwellinghouse, set in generous private garden grounds. Enjoying stunning views to the surrounding countryside, the property benefits from mixed glazing, solid fuel heating and enjoys spacious accommodation, conveniently arranged over two levels. The lounge/diner and kitchen/diner both provide generous living areas, with three double bedrooms, and a bathroom making up the remainder of accommodation. Whilst the property does require upgrading and modernisation, due to the size and location, 1 Rockfield Road would be ideally suited as a superb family home, or investment opportunity for the buoyant rental market, following works.

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.

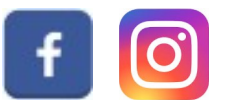
- Semi-Detached Dwellinghouse
- Idyllic Island Location
- Lounge/Diner
- Kitchen/Diner
- 3 Double Bedrooms
- Bathroom
- Mixed Glazing
- Solid Fuel Heating
- Generous Garden Ground
- EPC Rating: E 39

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Accommodation

Entrance Hallway 3.8m x 2.0m

L-shaped, with frosted glazed UPVC front door. Stairs to upper level. Fitted wall cupboard. Door to lounge/diner and open to inner hallway.

Lounge/Diner 4.7m x 3.8m

With double window to front. Open fire with tiled surround, hearth and overmantle, and electric insert. Built-in cupboards. Door to kitchen/diner.

Kitchen/Diner 3.0m x 2.7m

With double case-and-sash single glazed windows to rear. Fitted with a mixture of white and blue coloured kitchen units, offset with beige coloured work surfaces. Stainless steel sink unit. Plumbing for washing machine. Fitted wall cupboard. Open to rear vestibule.

Rear Vestibule 1.9m x 0.9m

With four built-in cupboards, one housing hot water tank. Single glazed panelled wooden door to rear garden.

Inner Hallway 0.9m x 0.9m

With built-in under stair cupboard. Door to bathroom.

Bathroom 2.0m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin and bath.

Upper Level

Landing 2.7m x 2.0m

L-shaped, with single glazed window to side. Fitted cupboards. Door to bedroom and open to upper inner hallway.

Bedroom 4.7m x 2.8m

With two double windows to rear. Built-in wardrobe with cupboards over.

Upper Inner

Hallway 2.0m x 1.0m

With hatch to loft. Doors to bedrooms.

Bedroom 3.8m x 2.7m

L-shaped with window to front views. Built-in wardrobe with cupboards over.

Bedroom 3.8m x 3.4m

L-shaped with window to front views. Built-in wardrobe with cupboards over.

Garden

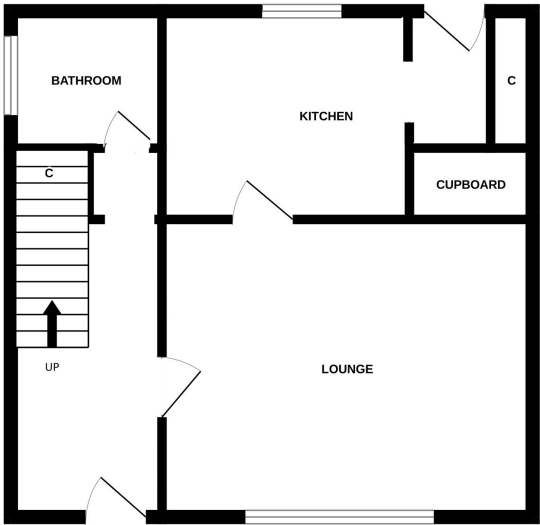
The property enjoys spacious garden grounds to three sides, laid in the main to lawn, offset with a paved pathway, mature trees and bushes.

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 towards Tobermory for 9 miles. On approaching the town, proceed ahead at the mini roundabout on to the B8073, signposted Dervaig & Calgary. Bear left and start climbing the hill, then turn right at the 20mph signs onto Rockfield Road. Keep left and continue up the hill. Number 1 is the last property on the right hand side.

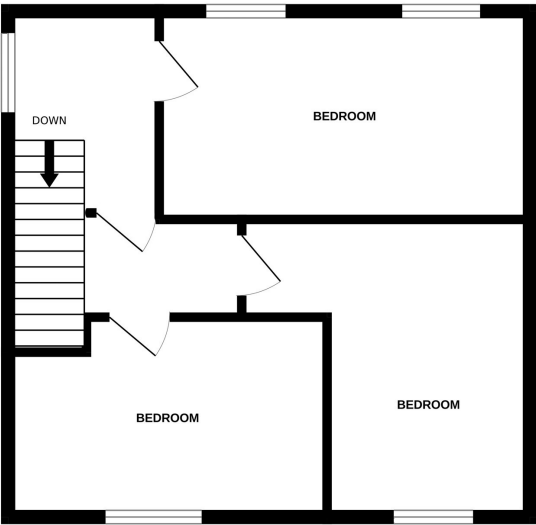


GROUND FLOOR



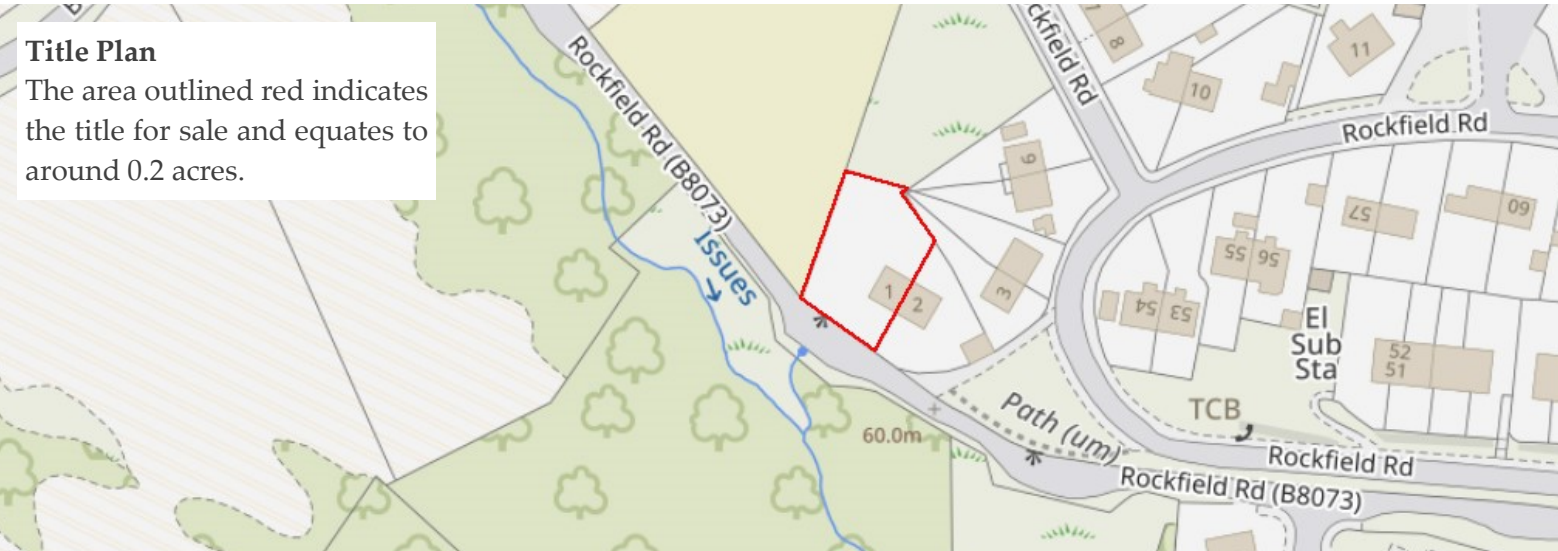
Floor Plan

1ST FLOOR



Title Plan

The area outlined red indicates the title for sale and equates to around 0.2 acres.



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