

BOGILEE | FIONNPHORT | ISLE OF MULL | PA66 6BP





PRICE GUIDE: £160,000

Enjoying a peaceful rural location with uninterrupted views across the surrounding countryside, Bogilee is a detached three-bedroom bungalow occupying generous grounds extending to approximately 0.65 acres. Offering well-proportioned accommodation conveniently arranged over one level, the property comprises an entrance porch, an open-plan lounge, kitchen and dining area with multi-fuel stove, an inner hallway, three bedrooms and a shower room. The property benefits from double glazing and oil-fired central heating, although it is in a poor state of repair and requires a comprehensive programme of refurbishment, upgrading and modernisation throughout. Despite its current condition, Bogilee offers considerable potential for purchasers seeking a renovation project in an attractive countryside setting. With its generous plot and rural outlook, the property could lend itself to use as a permanent residence, holiday retreat or investment opportunity, subject to the necessary works and any relevant consents. **The property is offered for sale strictly as seen, in its present condition and state of repair. No warranties, guarantees or personal guarantees are provided by the seller in respect of the property, its condition, services, fixtures, fittings or any other matters relating to the sale. The seller accepts no liability in respect of any defects, faults or remedial works required, to the extent permitted by law. Prospective purchasers are advised to satisfy themselves fully as to the condition of the property and to undertake all necessary inspections, surveys and enquiries prior to submitting an offer.**

Situated approximately one mile from the picturesque village of Fionnphort on the stunning Ross of Mull, the property enjoys a delightful setting in one of Scotland's most scenic and unspoilt locations. Fionnphort is a charming coastal village offering a range of local amenities, including a village shop, primary school, cafés and a popular seafood restaurant, as well as a regular ferry service to the historic Isle of Iona, renowned for its beautiful white sandy beaches and famous abbey. The surrounding area is celebrated for its breathtaking coastal scenery, crystal-clear waters, abundant wildlife and excellent opportunities for walking, sailing and exploring the great outdoors. The larger village of Bunessan lies approximately five miles to the east, providing additional local services, while the principal town of Tobermory in the north offers a wider range of amenities. This peaceful yet accessible location presents an excellent opportunity to enjoy the natural beauty and relaxed pace of island life.

Detached Bungalow - SOLD AS SEEN
Island Location with Countryside Views
Open-Plan Lounge, Kitchen & Dining Room
3 Double Bedrooms & Shower Room
Double Glazing & Oil Fired Central Heating
Generous Grounds of around 0.65 Acres
Adjoining Outbuilding
Requires Upgrading & Modernisation
EPC Rating: D 58

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Accommodation

Entrance Porch 1.5m x 1.3m
UPVC entrance door with frosted glazed panels. Window to front. Tiled flooring. Door to open-plan lounge, kitchen and dining room.

Open-Plan Lounge, Kitchen & Dining Room 7.2m x 4.0m
With two windows to front. Multi-fuel stove, set on tiled hearth with tiled surround and wooden overmantle. Laminate flooring in lounge area. Fitted with wood effect kitchen units, offset with granite effect work surfaces. Rima extractor hood over. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Door to hallway.

Hallway 5.3m x 3.4m
T-shaped, with hatch to loft. Two built-in cupboards. Half glazed wooden door to side garden. Tiled laminate flooring. Doors to bedrooms and shower room.

Bedroom 3.0m x 2.5m
With window to side.

Bedroom 3.4m x 2.5m
With window to rear. Built-in wardrobe.

Bedroom 2.9m x 2.4m
With window to side. Built-in cupboard.

Shower Room 2.4m x 1.8m
With window to side. Fitted with white suite of WC, wash hand basin, and shower cubicle with Triton shower. Fully wet-walled. Heated towel rail. Tiled flooring.

Garden
The property benefits from generous grounds to the sides and rear equating to around 0.65 acres. The grounds are laid to a natural state and provide essentially a blank canvas for the successful purchaser.

Adjoining Outbuilding 3.9m x 2.9m
With light and power. Space for door and window.

Travel Directions
From Craignure Ferry Terminal turn left on to the A849 road, signposted Bunessan and Fionnphort. Proceed on this road for around 34 miles, turning right where signposted Kintra. Stay on this road for around 0.8 miles and the property is located on the right hand side, well signposted.

what3words **extent.scope.offers**





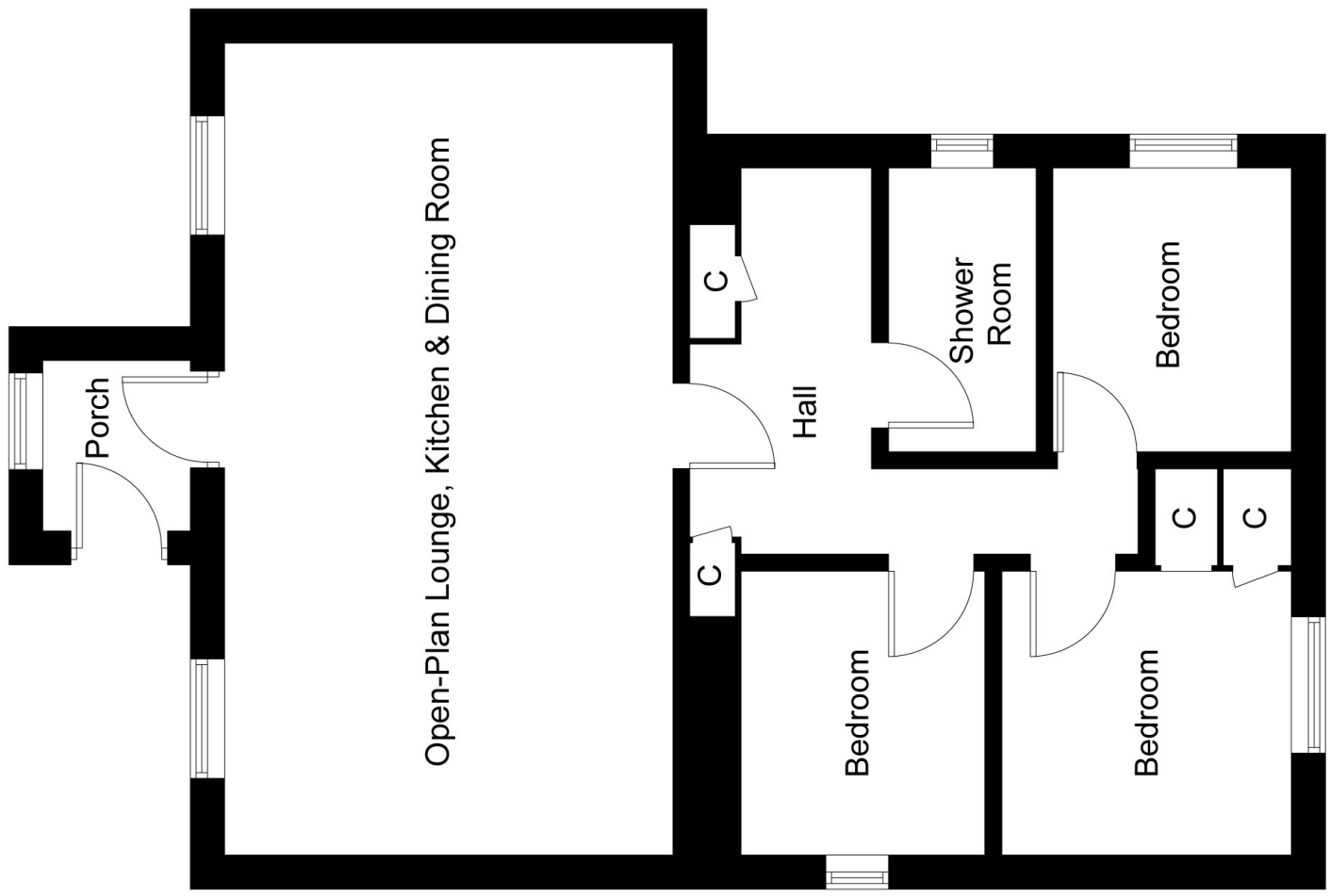









Floor Plan



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 6)'.