



12 VICTORIA STREET | TOBERMORY | ISLE OF MULL | PA75 6PH

GUIDE PRICE: £290,000

The sale of 12 Victoria Street offers a charming detached dwellinghouse, set within its own mature garden grounds with private parking. Situated in the popular principal town of Tobermory on the stunning Isle of Mull, the property offers deceptively spacious and characterful accommodation, conveniently arranged over two floors. The ground-floor accommodation comprises a bright, modern dual-aspect kitchen, dining and sitting room with French doors opening to the garden, a useful utility room, two double bedrooms and a family shower room. The upper level comprises a comfortable lounge with wood-burning stove and views over the Sound of Mull, a modern family bathroom and two further double bedrooms. Benefiting from recently upgraded double glazing and electric heating, the property retains an abundance of character and charm and, as currently used, is ideally suited as a superb family home. Given its generous proportions, character and attractive setting, 12 Victoria Street would also provide an idyllic island retreat or appealing investment opportunity for the rental market. Externally, the mature garden grounds with garden shed, woodstores and greenhouse, offer attractive areas for relaxation and outdoor entertaining, further complementing the charm and appeal of this delightful home.

Tobermory, the colourful capital of Mull, is situated on the island's picturesque north-east coast and is renowned for its charming waterfront, vibrant community and stunning natural surroundings. The town offers an excellent range of amenities, including boutique shops, hotels, restaurants, cafés, a supermarket, bakery, distillery, theatre, golf club, bank, garage and combined primary and secondary school. Tobermory also benefits from the CalMac ferry service to Kilchoan on the Ardnamurchan Peninsula. Mull is one of the most accessible islands in the Inner Hebrides, reached via a scenic 45-minute ferry crossing from Oban, itself approximately two hours' drive north-west of Glasgow. Its accessibility, combined with its spectacular landscapes, makes it one of Scotland's most popular island destinations. The island is celebrated for its remarkable natural beauty, encompassing dramatic sea cliffs, white sandy beaches, tranquil lochs and the magnificent mountain range crowned by Ben More, the only island Munro outside Skye, rising to over 3,000 feet. Mull is also internationally recognised for its abundant wildlife, offering some of the finest wildlife-watching opportunities in Europe, with regular sightings of Golden Eagles, White-tailed Sea Eagles, otters, dolphins and whales.

- Charming Detached Dwellinghouse
- Idyllic Rural Island Location with Sea Views
- Upper Lounge with Wood-Burning Stove
- Open-Plan Kitchen, Dining & Sitting Room with French Doors & Utility Room
- 4 Double Bedrooms
- Shower Room & Bathroom
- Double Glazing & Electric Heating
- Garden with Greenhouse & Private Parking Area
- Vacant Possession July 2027
- EPC Rating: E 52

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Accommodation

Entrance Porch 2.1m x 1.3m

With half glazed UPVC entrance door. Window to front. Door to entrance hallway.

Entrance Hallway 4.5m x 1.5m

L-shaped, with stairs to upper level. Built-in understair cupboard and understair alcove area. Doors to open-plan kitchen, dining & sitting room, bedrooms and shower room.

Open-Plan Kitchen, Dining & Sitting Room 5.9m x 3.9m

Slightly L-shaped, with picture window to front, double window to side, and fully glazed French doors to garden. Fitted with cream coloured modern kitchen units, offset with oak effect work surfaces and upstand. Integral Lamona oven. Lamona electric hob with stainless steel extractor chimney over. Stainless steel one-and-a-half bowl sink unit. Tiled splashback. Laminate flooring. Door to utility room.

Utility Room 3.7m x 1.4m

With double window to rear. Fixed wooden shelving. Half glazed UPVC door to garden.

Bedroom 3.3m x 2.7m

With picture window to front. Fitted with white wash hand basin set in vanity unit with tiled splashback.

Bedroom 3.3m x 3.1m

With double window to side. Fitted with mint green coloured wash hand basin set in vanity unit with tiled splashback.

Shower Room 2.2m x 1.4m

Very slightly L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin, and wet-walled shower cubicle with Mira shower. Heated towel rail. Laminate flooring.

Upper Level

Landing 3.1m x 2.8m

L-shaped, with two windows to rear. Built-in cupboards, one housing hot water tank. Doors to lounge, bathroom and bedrooms.

Lounge 4.7m x 4.0m

Slightly L-shaped, with triple window to front views. Built-in wood store/shelving unit. Wood burning stove set on tiled hearth with wooden overmantle.

Bathroom 2.4m x 1.9m

With two frosted windows to side. Fitted with modern white suite of WC, wash hand basin, and bath with shower attachment over. Wood effect splashback. Heated towel rail.

Bedroom 3.2m x 2.7m

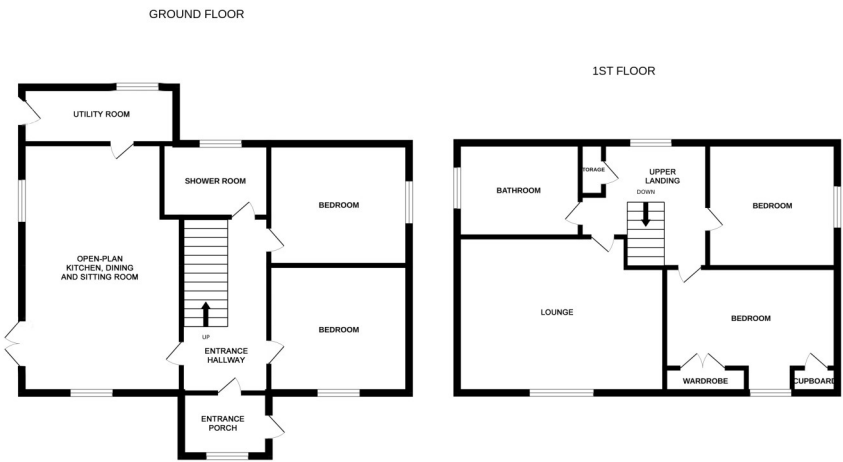
Very slightly L-shaped, with double window to side. Fitted with champagne coloured wash hand basin set in vanity unit with tiled splashback. Slim built-in wardrobe with louvre doors.

Bedroom 4.1m x 3.2m

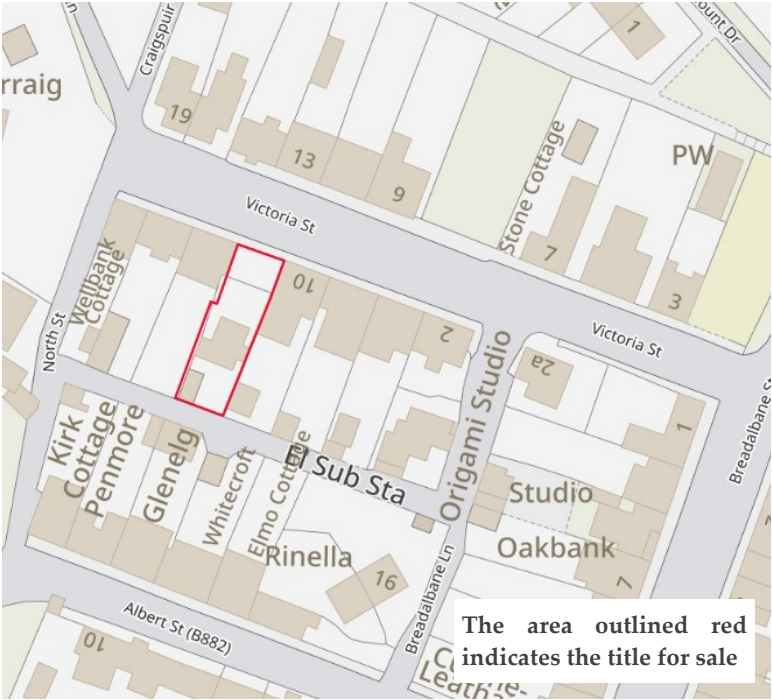
Slightly T-shaped, with triple window to front views. Built-in wardrobe and built-in cupboard.



Floor Plan



Title Plan



Garden

The property benefits from private off-street parking and is approached by a private pathway to the entrance door. Garden grounds are located to each side, both laid in the main to lawn for ease of maintenance, offset with mature trees, hedging, shrubs, bushes and seasonal planting creating interest. A garden shed, greenhouse and log store are located at the far side, accessed by either the open-plan kitchen, dining and sitting room or the utility room.

Travel Directions

From Craginure Ferry Terminal, travel north west on the A849 for around 11 miles, heading through the village of Salen and continue on the A848 for a further 10 miles. At the road signs for Tobermory, continue ahead and in to the 30mph zone and down to the roundabout. Take the first exit on the roundabout on to the B8073 then turn right. Follow the road along past the traffic lights, then make a slight right on to Breadalbane Street. Victoria Street is the third turning on the left hand side. Number 12 is located on the left hand side, inset before the last block of houses.



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