



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

PRICE GUIDE: £140,000

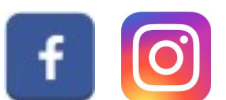
Conveniently located on the outskirts of the highly sought-after town of Tobermory on the beautiful Isle of Mull, 8 Rockfield Road forms a semi-detached family home set within generous private garden grounds and enjoying delightful views across the surrounding countryside. Benefiting from double glazing and solid fuel central heating to the ground floor, the property offers spacious and versatile accommodation arranged over two levels. The well-proportioned lounge/diner and kitchen/diner provide excellent family living and entertaining space, while three double bedrooms and a family bathroom complete the accommodation. Although the property would benefit from a programme of upgrading and modernisation, it presents an exciting opportunity for purchasers to create a wonderful family home tailored to their own tastes and requirements. Given its generous proportions, attractive setting and desirable location, the property also offers excellent potential as an investment for the thriving residential or holiday rental market, following works and subject to any necessary consents.

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 a 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, located approximately two hours' drive north-west of Glasgow, followed by a scenic 45-minute ferry crossing from Oban. Its accessibility, combined with its spectacular landscapes, makes it one of Scotland's most popular visitor destinations. The island is celebrated for its remarkable natural beauty, featuring 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 tourism opportunities in Europe, with regular sightings of Golden Eagles, White-tailed Sea Eagles, otters, dolphins and whales.

- Semi-Detached Dwellinghouse
- Idyllic Island Location
- Lounge/Diner
- Kitchen/Diner
- 3 Double Bedrooms
- Bathroom
- Double Glazing
- Solid Fuel Central Heating to Ground Floor
- Generous Garden Grounds
- EPC Rating: E 46

MacPhee & Partners

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Accommodation

Entrance Hallway 4.7m x 2.0m

L-shaped, with frosted half glazed UPVC front door. Stairs and stairlift to upper level. Built-in wall cupboard. Two built-in under stair cupboards. Doors to lounge/diner and bathroom.

Lounge/Diner 4.7m x 3.8m

With double window to front views. Open with tiled fireplace. Door to kitchen/diner.

Kitchen/Diner 4.7m x 2.7m

Slightly L-shaped, with window to rear. Fitted with orange coloured kitchen units, offset with white work surfaces and splashback. Stainless steel sink unit. Plumbing for washing machine. Built-in cupboard housing hot water tank.

Bathroom 2.0m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin set in white vanity unit, and walk-in bath with shower attachment over. Tiled splashback.

Upper Level

Landing 2.0m x 1.8m

L-shaped, with window to side. Two built-in cupboards. Door to bedroom and open to inner hallway.

Bedroom 4.7m x 2.7m

Very slightly L-shaped, with two windows to rear. Built-in wardrobe with double doors and cupboards over.

Inner Hallway 2.0m x 1.0m

Hatch to loft with attached ladder. Doors to bedrooms.

Bedroom 3.8m x 2.7m

Slightly L-shaped, with window to front views. Built-in wardrobe with double doors and cupboards over.

Bedroom 3.8m x 3.7m

Slightly L-shaped, with window to front views.

Garden

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

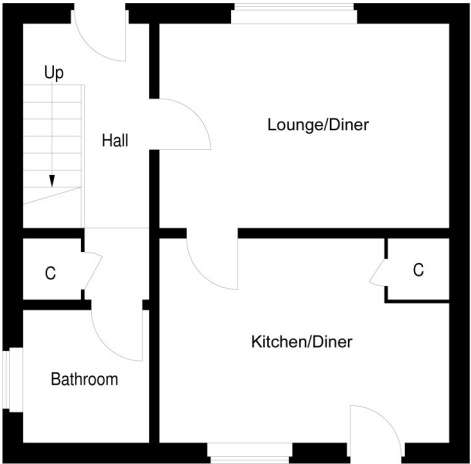
Travel Directions

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 approx. 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, bearing right. Take the first turning on the left and Number 8 is the first property on the right hand side (not the properties situated on the corner).

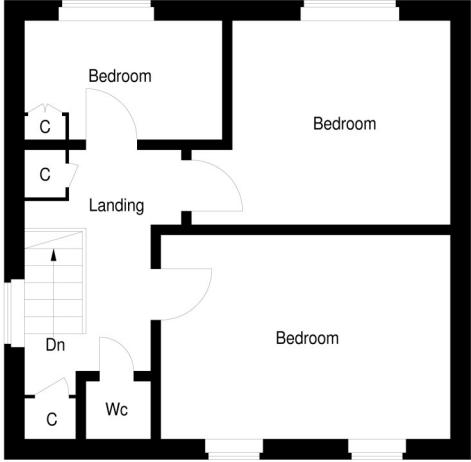
what3words carver.baker.driveways



Floor Plan



Ground Floor



First Floor



Title Plan
The area outlined red indicates the title for sale and equates to around 0.1 acres.



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)'.