



Galbraith

STRUAN

CALGARY, TOBERMORY, ISLE OF MULL, ARGYLL AND BUTE

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Idyllic rural escape only a short walk from Calgary Bay

Dervaig 4.6 miles ■ Tobermory 11.8 miles ■ Craignure 27.5 miles

- 3 reception rooms. 3 bedrooms
- Flexible accommodation
- Large basement and several outdoor stores
- Mature garden
- Close to Calgary Bay
- Secured by private gates and deer fence

About 0.85 Ha (2.1 Acres)

For Sale as a Whole

Galbraith

Stirling
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 OnTheMarket



SITUATION

Situated in a most impressive location, Struan commands a stunning position near Calgary's spectacular sandy beach on Mull's north west coast. Aside from the obvious attraction of the beach there is the popular Art in Nature trail and an artisan café offering local produce and a selection of island brewed beers. The house lies in a sought-after location sheltered from the prevailing south-westerly winds.

Close by at Dervaig, the village shop and post office meet the daily needs of residents and there is also a primary school. A little further afield is Mull's principal town of Tobermory with its range of shops and restaurants, distillery and award winning theatre. It is also the location of the island's highly regarded secondary school.

Mull is connected to the mainland via a choice of ferry services including from Caignure to the popular coastal town of Oban and from Tobermory to Kilchoan on the Ardnamurchan Peninsula. Additional services also operate between Fishnish on Mull's east coast and Lochaline on the Morvern Peninsula. Mull remains one of the most popular Inner Hebridean Islands with its dramatic and varied landscape, diverse wildlife and wide choice of outdoor pursuits.

DESCRIPTION

Struan is a charming, detached, 3 bedroom house. The property, which would benefit from some refurbishment, offers well-proportioned accommodation with scope for further enhancement to suit modern day living. The property boasts several outbuildings which offer flexible use or potential for development subject to planning consent.



ACCOMMODATION

Ground Floor: Entrance Hall, Kitchen, Dining Room, Lounge, Family Room, Bathroom and Bedroom 1 with Ensuite.

First Floor: Bedroom Two, Bedroom Three, and WC.

GARDEN

The property is surrounded by its garden on all sides, it is mainly laid to lawn and amenity woodland with a small river running through. It is bound by deer fencing and accessed via a private gate followed by a snaking pebbled driveway. The property enjoys an elevated position in the plot.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|--------------|-------------|-------------|----------|---------|-------------|-----|-----------|--------|
| Fresh spring | Mains | Septic tank | Freehold | Oil | Band G | F21 | FTTC | YES |

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Craignure follow the A849 north west until you reach the bridge at Aros and take the left towards Dervaig, once at Dervaig take the left on the B8073. Once you arrive in Calgary the property is just on the right of the red telephone box.

POST CODE

PA75 6QT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/desks.spoons.songbook>

SOLICITORS

Catriona MacPhail, Morton Fraser McRoberts

LOCAL AUTHORITY

Argyll and Bute

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.



ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

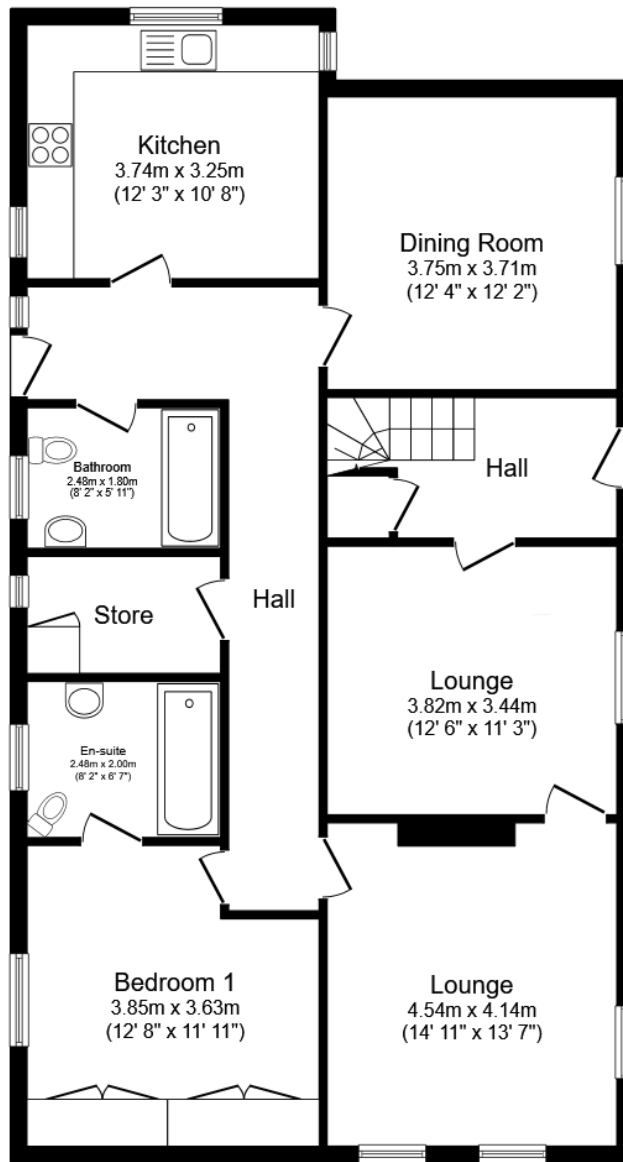
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland)

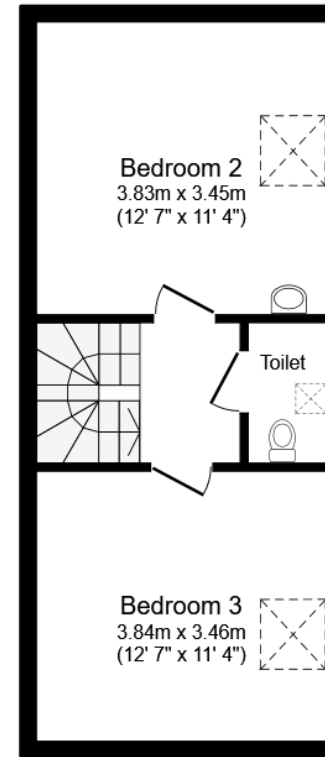
Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024. 9. Brochure prepared May 2024.







Ground Floor



First Floor



Galbraith



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PLEASE RECYCLE