



PETER MURPHY & Co  
ESTATE AGENTS



## Bogilee Creich, Isle Of Mull, PA66 6BP

### Guide Price £160,000

Nestled in the charming village of Fionnphort on the picturesque Isle of Mull, this detached bungalow presents a great opportunity for those seeking a tranquil retreat. The property boasts three well-proportioned bedrooms, making it ideal for families or those wishing to accommodate guests. The open plan lounge and kitchen area creates a warm and inviting space, perfect for both relaxation and entertaining. The shower room completes the internal accommodation .

While the property would benefit from modernisation, it offers a blank canvas for new owners to infuse their personal style and preferences. The large garden grounds surrounding the home provide ample outdoor space, ideal for gardening enthusiasts or for enjoying the stunning natural beauty of the Isle of Mull. There is also an attached external store for additional storage.

Fionnphort is known for its breathtaking landscapes and proximity to the famous Iona, making this location not only a peaceful haven but also a gateway to explore the rich history and culture of the area. This property is a rare find, offering both potential and charm in a truly idyllic setting. Whether you are looking for a permanent residence or a holiday home, this bungalow is a fantastic opportunity to embrace the serene lifestyle that the Isle of Mull has to offer.

## ENTRANCE PORCH

External door opens to the entrance porch. Window to front. Opens to the lounge/kitchen.

## LOUNGE/KITCHEN

The open plan lounge/kitchen offers a comfortable living space and well appointed kitchen. The wood burner is the focal point of this comfortable living space. Ample space for formal dining. Door to inner hallway



## INNER HALLWAY

The inner hallway provides access to the three bedrooms and shower room. Two storage cupboards. Door to side garden.

## BEDROOM 1

This bedroom has a large storage cupboard and window to rear.



## BEDROOM 2

This bedroom has a window to side.



## BEDROOM 3

This bedroom has a storage cupboard and window to side.



## SHOWER ROOM

The shower room includes wc, wash hand basin and shower enclosure with electric shower. Window to side.



## EXTERNAL

Externally there is an attached store, off street parking and extensive lawned gardens to side and rear.



## FRONT ELEVATION



## VIEW



## LOCATION

Bogilee is situated in the heart of Fionnphort, a small fishing village on the southwest tip of Mull. The property is a short walk from Fionnphort beach and only 5 minute walk to the ferry port for Iona.

The village has a community owned pub & restaurant, a general store, post office & hardware shop.

## MISCELLANEOUS INFORMATION

Tenure - Freehold.

Council Tax - Band C.

## DISCLAIMER

Please note this property is 'Sold as seen', without any warranties or guarantees etc. We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

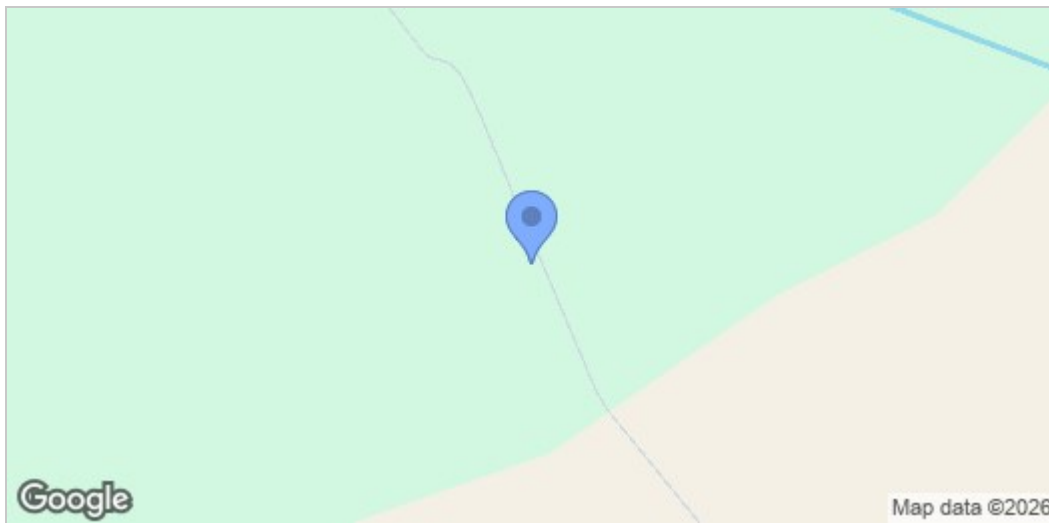


Approximate total area<sup>(1)</sup>  
82.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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