



One of the finest views in Scotland

The Salmon Hut, Uisken, Bunessan, Isle of Mull, PA67 6DT





Sitting room • Kitchen / diner • Master bedroom with en suite • Further bedroom • Shower room • Loft room  
Detached utility house

Glasgow Airport - 132 miles  
Glasgow city centre - 140 miles  
Edinburgh Airport - 158 miles

### Directions

From the ferry terminal at Craignure turn left onto the A849 and continue for approximately 30 miles. Continue through the village of Bunessan and turn left before the Argyll Arms. Proceed for approximately 0.5 miles to the top of the hill and turn left following signs for Uisken and drive approximately 3 miles to the beach. The Salmon Hut is on the right hand side with driveway.

### Situation

The Salmon Hut occupies a magnificent elevated beachside position with panoramic, uninterrupted views over Uisken Bay to Jura and Scarba.

The Bunessan area has a wide range of facilities including a GP surgery, sub post office/Spar grocer, , Fingal's Cave souvenir shop, Church of Scotland, Baptist church, primary school, village hall and The Argyll Arms Hotel. Fionnphort is approximately five miles away, with a ferry to Iona and trips to Staffa (Fingal's Cave) and the Treshnish Isles. The Fionnphort area also houses the multi award-winning Ninth Wave Restaurant, The Keel Row Pub/

Restaurant and The Ferry Shop selling groceries, hardware, books and souvenirs.

From the windows of this property our clients frequently see White-tailed and golden eagles, hen harriers, great northern divers, gannets, terns and ground nesting birds including skylark, lapwing, wheatear, pipits and warblers. Red deer and otters are regular visitors as are common and grey seals. In the summer basking sharks, dolphins and porpoise can also be seen around the coastline. Mull has the largest breeding population of white-tailed (sea) eagles in Europe and the elusive corncrake is a regular target species for birdwatchers from all over the country.

The island of Mull was formed by volcanic activity many millions of years ago. Its northern coast is separated by the Sound of Mull from the land mass of Ardnamurchan, the most westerly point of the UK mainland. The island is renowned for its varied and extensive wildlife, marine life, geology, landscapes and sea views, together with its numerous bridleways and footpaths for walkers of all ages and levels of expertise including its very own Munro, Ben More which can be seen from the rear of the property.









**Description**

The Salmon Hut was completed in 2008 and was built and designed to take full advantage of one of the finest views in the West of Scotland. The accommodation comprises entrance hallway with cloak room off and built-in store cupboards housing the water tank. Off the hallway is the stairway leading to the attic space. The sitting room has patio doors to sea views and an additional window to the side, with the fireplace as a focal point and exposed oak beams. The access door from the rear sitting room leads to the kitchen, which has a fine range of base and wall-mounted units with a range of built-in appliances. The master bedroom has windows to the front, exposed timber beams and modern en suite bathroom.

There is an additional double-sized bedroom with aspects to the rear and side, a shower room with luxury suite. The attic space is fully floored and lined with cam ceiling and built-in store cupboards. Externally there is a separate detached utility house with double glazed door and additional kitchen units and sink with plumbing for a washing machine and tumble dryer.

The carefully maintained gardens enclosing the property are mainly lawned with fence surrounds and a beautiful paved patio takes full advantage of the magnificent open aspects. A driveway provides ample off-street parking.

**Local Authority**  
Argyll and Bute

**EPC Rating**  
C









**Servitude rights, burdens and wayleaves**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession**

Vacant possession and entry will be given on completion.

**Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**Viewing**

Strictly by appointment with Savills - 0141 222 5875

**Purchase price**

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.







## The Salmon Hut, Isle of Mull

**Gross internal area (approx)** 103.1 sq. metres (1,109.6 sq. feet)



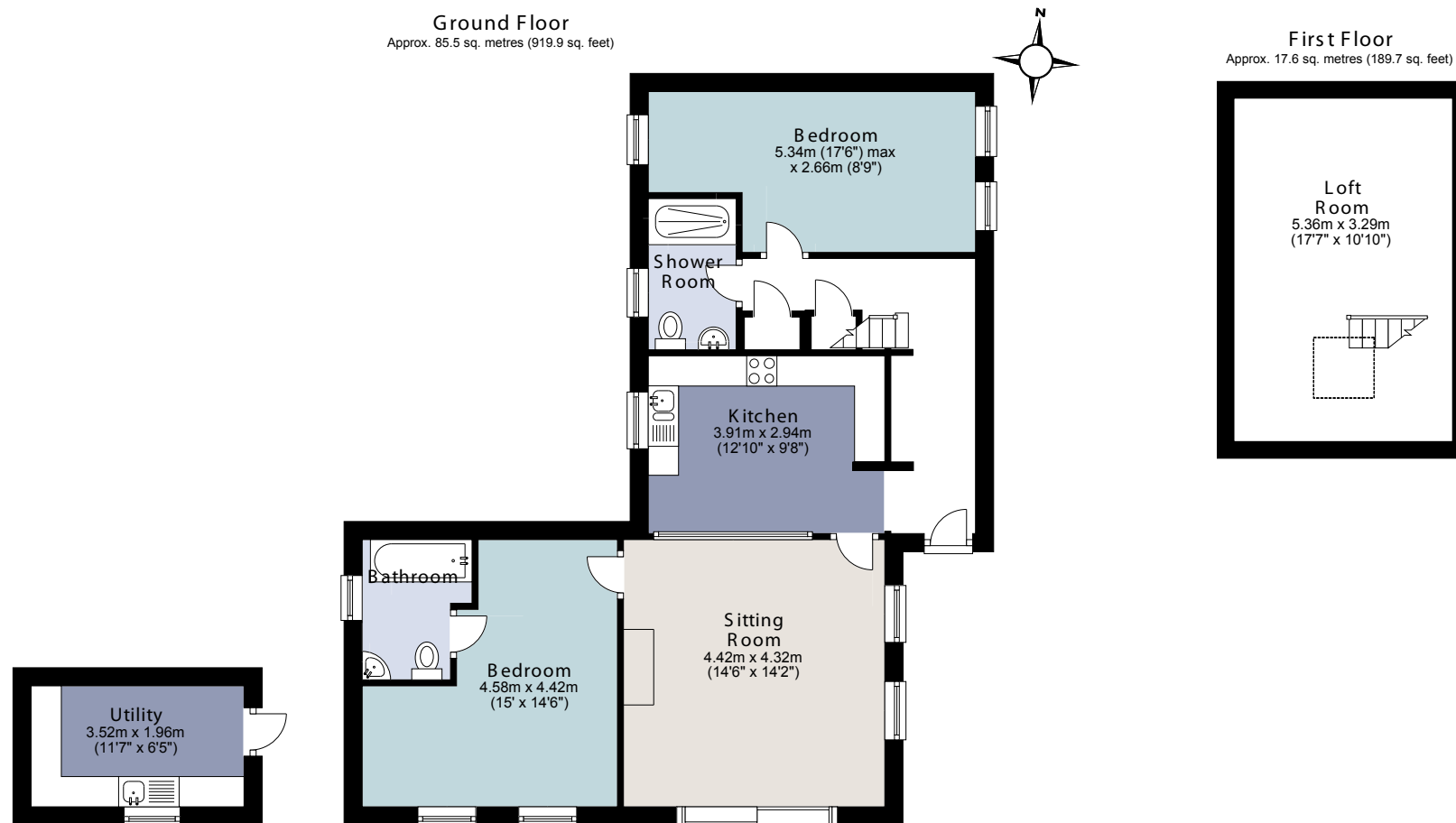
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