



25 Achaneil | Main Street | Tobermory | Isle of Mull | Argyll and Bute | PA75 6NU

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£275,000 Freehold

A truly unique opportunity to acquire an already established luxury, holiday accommodation business in a popular Scottish Island location. Viewing is highly recommended to truly appreciate the quality of Achaneil and the flexibility that the accommodation has to offer.

Offering an exciting opportunity to acquire a fully refurbished and well-established apartment located on the Isle of Mull, one of Scotland's most beautiful Islands. Achaneil is in the most stunning of surroundings with uninterrupted views of Tobermory Harbour. The top floor flat sleeps up to eight guests and has been operating as a popular serviced apartment for the last few years, benefiting from the many tourists who visit the Island every year.

### Situation

Situated in the centre of the vibrant harbour town of Tobermory, within walking distance of local amenities. The town is a popular tourist destination and provides an excellent range of dining and shopping opportunities as well as offering primary and secondary schooling, a medical centre, churches, a golf course and a distillery.

The Isle of Mull is the second largest island within the Inner Hebrides. The island is accessed via a regular car ferry service from Oban to Craignure. Services from Lochaline and Kilchoan on the Morvern and Ardnamurchan peninsulas respectively are also available. There is a small airstrip at Glenforsa suitable for

private aircraft and a main line train service operating several times daily between Glasgow and Oban - some connecting directly with the ferries.

Mull boasts an extraordinary and diverse range of scenery, wildlife and leisure activities which brings large numbers of visitors throughout the year. The island also hosts several music and arts festivals plus the annual Tour of Mull car rally. In the sea surrounding Mull there are various trips provided to local puffin and seal colonies and to Iona, as well as the island of Staffa where many tourists visit Fingal's Cave.







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## The Business

Achaneil currently operates as a luxury serviced accommodation apartment. It has been the location of many family get togethers, weekend breaks, special birthdays, family Christmas's, and much more.

The business would make a fantastic addition to an already established hospitality operator as given its Scottish Island location offers a truly unique experience to guests. With four double bedrooms an open plan lounge, kitchen and dining area and two modern bathrooms the apartment is perfect for entertaining. The business operates all year round. Prices range from £700 to £900 per week and is let on an exclusive use basis. The accommodation is exceptionally stylish but timeless.

## Property

The property is accessed from the street via a communal entrance and is located on the third floor. The entrance hall gives access to all four bedrooms. The open plan and recently fitted kitchen, lounge and dining area can be accessed from the entrance hall as well as the modern bathroom. The property has recently undergone a full refurbishment.



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.