



PETER MURPHY & Co
ESTATE AGENTS



2 Achnacroibh Erray Road, Isle Of Mull, PA75 6PS Fixed Asking Price £160,000

2 Achnacroibh is a fabulous property that is fully furnished and benefits from 2 bedrooms, shower room and open plan kitchen/diner/living room. The Property has been approved by Argyll and Bute council for full residency. This property is located on an elevated position above Tobermory, though local amenities are a short walk away from the property. Situated across from the Tobermory Golf course and many beautiful countryside walks, this property is an ideal place to relax in.

KITCHEN/ DINER/LIVING ROOM

15'8" x 15'5" (4.79 x 4.72)

This is a lovely room to sit and enjoy a relaxing time with family and friends.

The kitchen has plenty of floor storage units, fridge and electric induction hob and oven. The worktop provides plenty of space for food preparation and a sink and draining board.

The diner/living room has ample space for two 3-seater sofas, a small dining table and additional free-standing furniture. The large windows let in plenty of natural light and allows views of the countryside beyond. The decking can be accessed from a door to the side of the room. The original wood flooring throughout is hard wearing and adds character to the property.



ENTRANCE PORCH

5'10" x 4'7" (1.78 x 1.42)

The light porch has the space and plumbing for a washing machine and has recently been decorated.



BEDROOM 1

8'3" x 9'10" (2.53 x 3.00)

Bedroom 1 is a double room. There is a small built-in wardrobe and space for a small chest of drawers. This bedroom is a bright and airy room and also benefits from a large window that looks out on to the front of the property.



BEDROOM 2

7'2" x 9'10" (2.19 x 3.00)

Bedroom 2 is a single room and has a large window that looks out on the side garden. The current owner has bunk beds in place and there is plenty of room for these and a small chest of drawers.



SHOWER ROOM

4'6" x 9'3" (1.39 x 2.82)

The shower room is well placed and is comprised of a shower, sink, WC & large privacy glass window.



OUTSIDE AREA

The property sits in a lovely, elevated position that benefits from partial sea views. There is parking for 1 car that is accessed from the quiet, shared access track. The garden is an open plan design, and the boundaries can be shown at time of viewing. The decking area is accessed from the main living area or by stairs from the side of the property.



SERVICES

Mains Water, sewerage & electric. New Dimplex Quantum storage heaters installed October 2022 and panel heaters in the bedrooms.

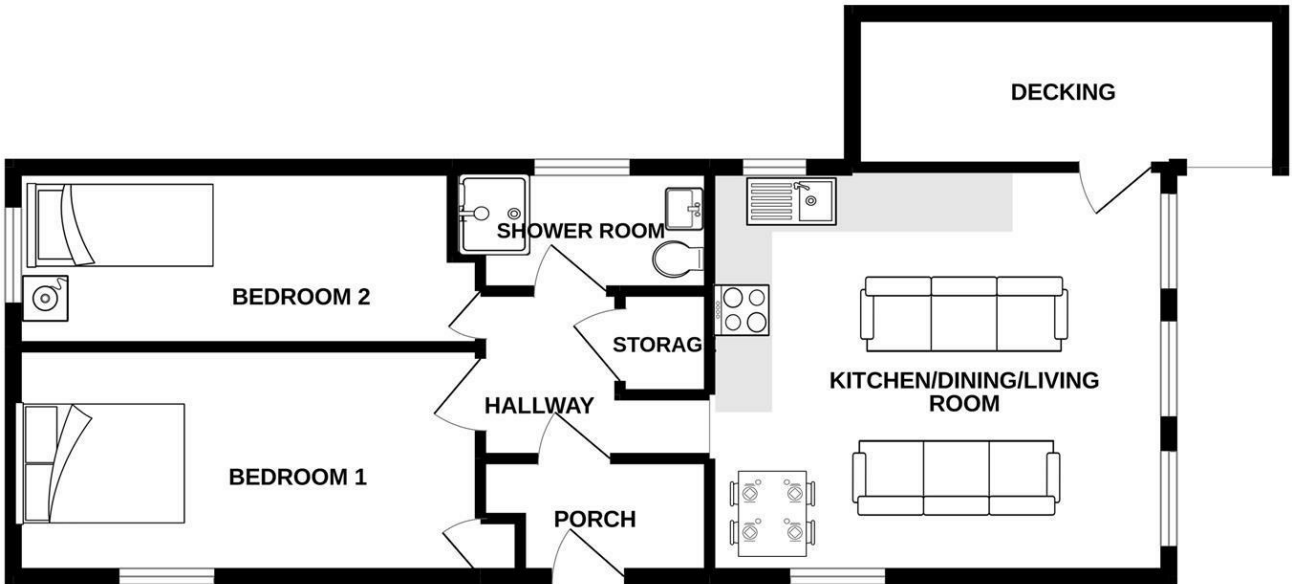
LOCATION

Tobermory is a beautiful seaside town which is situated on the North East coast of Mull and is the largest town on the island. The town, which was built as a fishing port in the 18th Century continues to be a popular location both for residents and visitors. There are regular ferry services from Tobermory, Fishnish and Craignure and a good road network linking the North East of the island with the Ross of Mull to the South West. The famous white sands of Calgary are just a half hour car journey away. Tobermory has an array of fantastic eateries showcasing local produce, craft shops and many other excellent amenities such a stunning 9-hole golf course. The island is home to the famous Mull Rally every October, where Tobermory plays a major role in providing accommodation and hosting events for competitors and spectators.

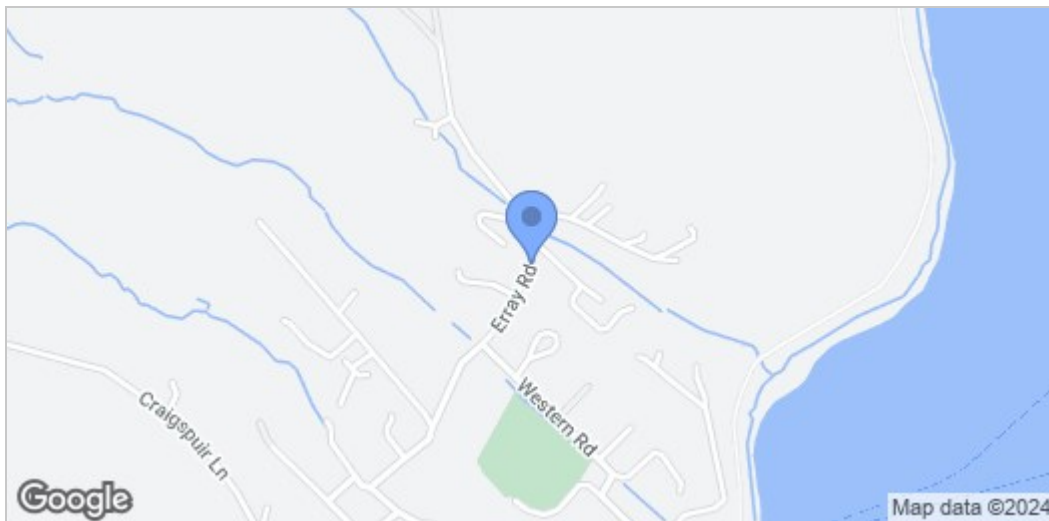
VIEWINGS

Would you like to book a viewing for this property? Please call your local agent, Ali on 07377073172

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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