



PETER MURPHY & Co  
ESTATE AGENTS



## Burnside Cottage , PA72 6JG

**Offers Over £315,000**

Burnside Cottage is a great sized 3 bedroom bungalow with extension, conservatory and solar panels. Located in an idyllic position in the desirable village of Salen. Set within a large garden with stunning sea views, this property will suit all sorts of buyers. Accommodation comprises, entrance door opening to hallway with access to the front facing lounge, kitchen and dining room. Property continues along corridor to office space, bathroom and three double bedrooms with access to conservatory. Past the office area is a great sized utility room which could easily convert into a larger kitchen which gives access to rear of property. Externally the front garden is a blend of shrubs and flowerbeds. There is a driveway to side offering ample off street parking with its own electric charging station . The large private rear garden is laid to lawn and includes garden shed and Victorian style green house.

## Living Room

Front facing living room, access from hall



## Kitchen

Kitchen, access from hall



## Dinning Room

Front facing dining room with access from hall



## Bathroom

Bathroom access from hall



## Bedroom 1

Double Bedroom with en suite. Rear facing window. Access from hall



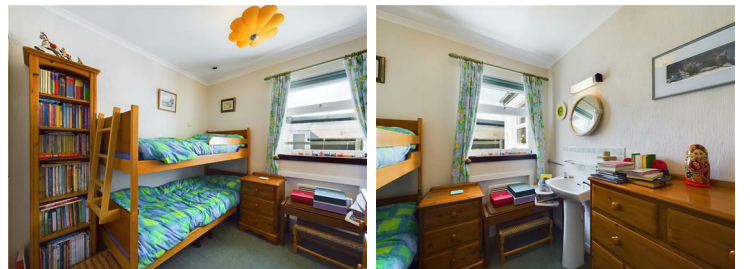
## Bedroom 2

Double bedroom with rear facing window. Access from hall



## Bedroom 3

Double bedroom with side facing window. Access from hall



## Conservatory



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.

## Office

Home Office located in centre of property. Access from hall



## Miscellaneous

Tenure - Freehold  
Council Tax Band - E

## Utility Room

Front facing window with access to rear garden



## Property Rear



## Property Front



## Location

Salen is a lovely village and is perfect for raising a family as the area boasts a primary school, grocery shop, restaurant and petrol station. Tobermory, just 10 miles north has excellent restaurants, shops and a thriving community with many excellent amenities. The town is the venue for numerous events throughout the year from plays and ceilidhs to concerts, sports days and the famous Mull Rally.

## Disclaimer

DISCLAIMER We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form

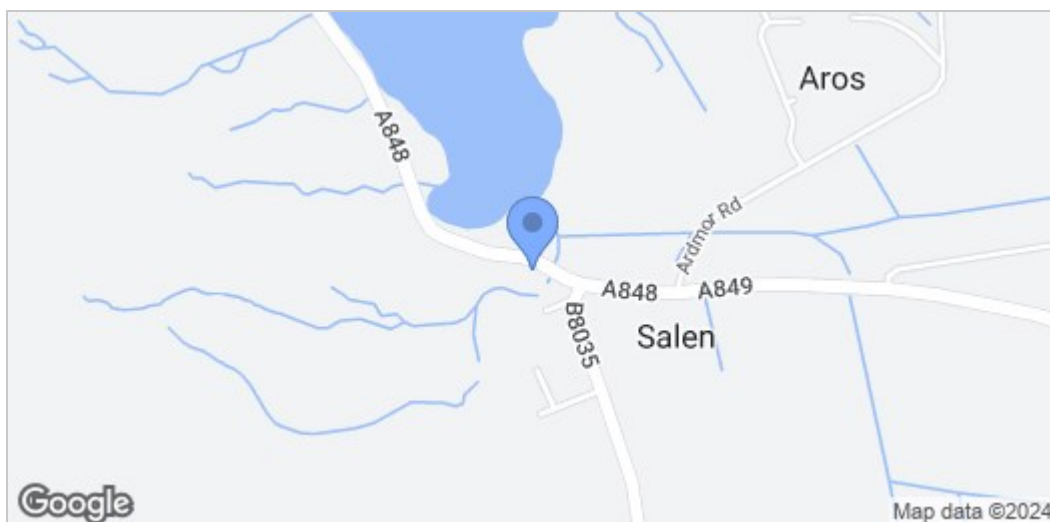


Approximate total area<sup>(1)</sup>  
125.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.