



PETER MURPHY & Co
ESTATE AGENTS



St Hilarys House , Mull, PA726JF

Offers Over £325,000

St Hilary's House presents an amazing opportunity to purchase a deceptively spacious detached property, which would make an ideal family home, however it has great holiday potential. The house is modern yet very charming, and is in fantastic walk-in condition. Coming in the front door, there is a good sized vestibule for coats and shoes, before entering into hallway. The lounge, kitchen, dining room and study are all accessed from entrance hall. The lounge benefits from a wood burning stove and windows at both ends, allowing in plenty of natural light. A modern and well-appointed kitchen with breakfast bar, plenty of cupboard and preparation space. Double doors open out to decking and property rear. The utility room is accessed off the kitchen with WC.

Living Room

Living room with wood burning stove. The room benefits from windows at both ends allowing plenty of light. Access from hall.



Kitchen

A modern and well-appointed kitchen with breakfast bar, the kitchen is not short of cupboard and preparation space while also being a sociable space to cook and chat. It is roomy enough to have an American fridge-freezer leaving plenty floor area. Double doors open out onto the decking. Access from hall, utility room and property rear



Study

Study or 5th Bedroom with front facing windows. Access from property side and hall



bathroom

bathroom with front facing window, access from 1st floor hall



Utility Room

Utility room and WC, access from kitchen and property rear



Bedroom 1

Double room with plentiful wardrobe space and front facing windows. Access from 1st floor hall



Property Rear



Bedroom 2

Double bedroom benefitting from built-in wardrobes and ensuite. Front facing windows. Access from 1st floor landing



Property Front



Bedroom 3

Double bedroom with rear facing windows. Access from 1st floor hall



Location

Salen is a lovely village and is perfect for raising a family as the area boasts a primary school, fantastic grocery shop, cafes, hotel and petrol station. The village and property are centrally located, so perfect for exploring the whole island. Tobermory, just 10 miles north has excellent restaurants, shops and a thriving community with many excellent amenities. Craignure, where you find the main ferry terminal, is just a 15 minute drive away.

Bedroom 4

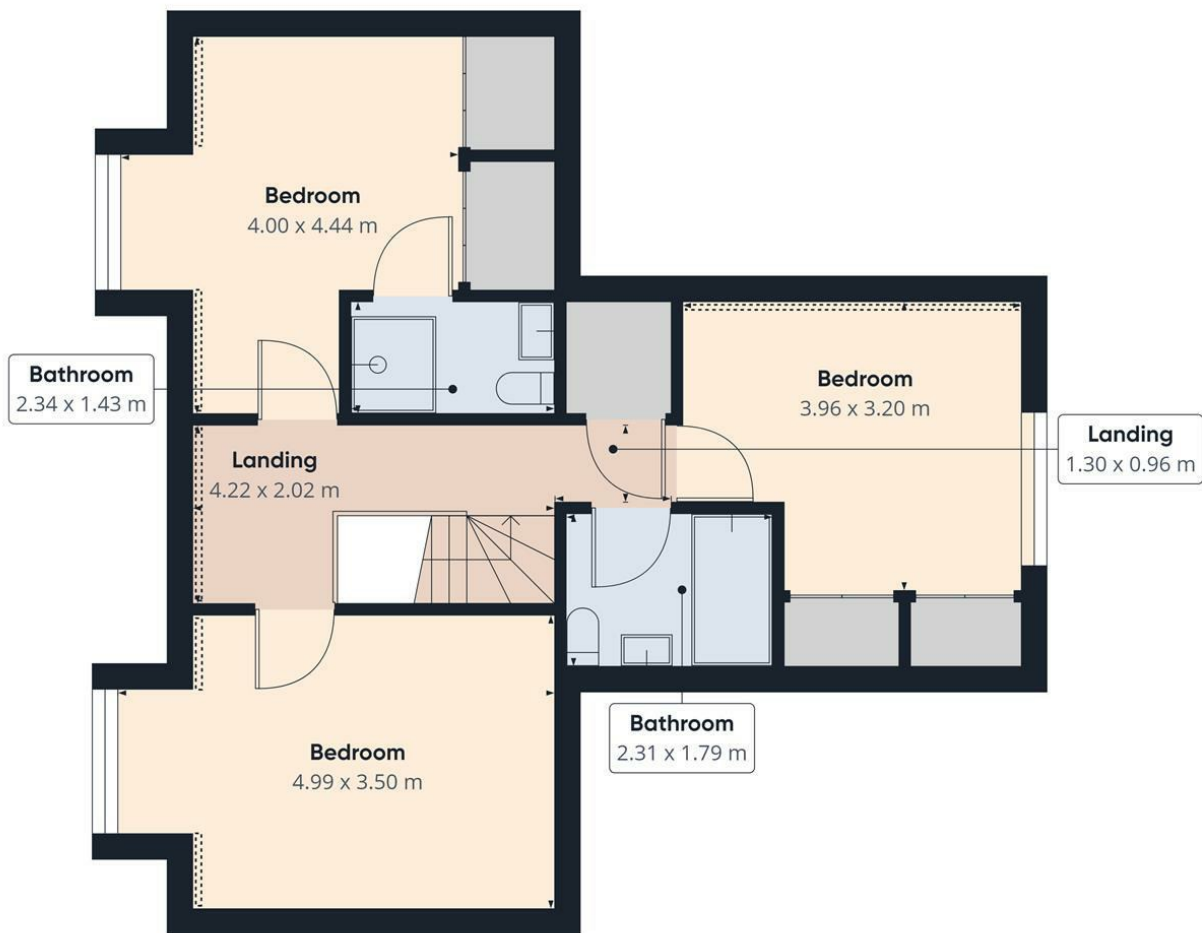
Double bedroom or lounge on ground floor with side facing windows. Access from hall

Disclaimer

DISCLAIMER We endeavour to make our sales 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.

Miscellaneous

Tenure: Freehold
Council Tax Band: F



Floor 1

Approximate total area⁽¹⁾
62.98 m²

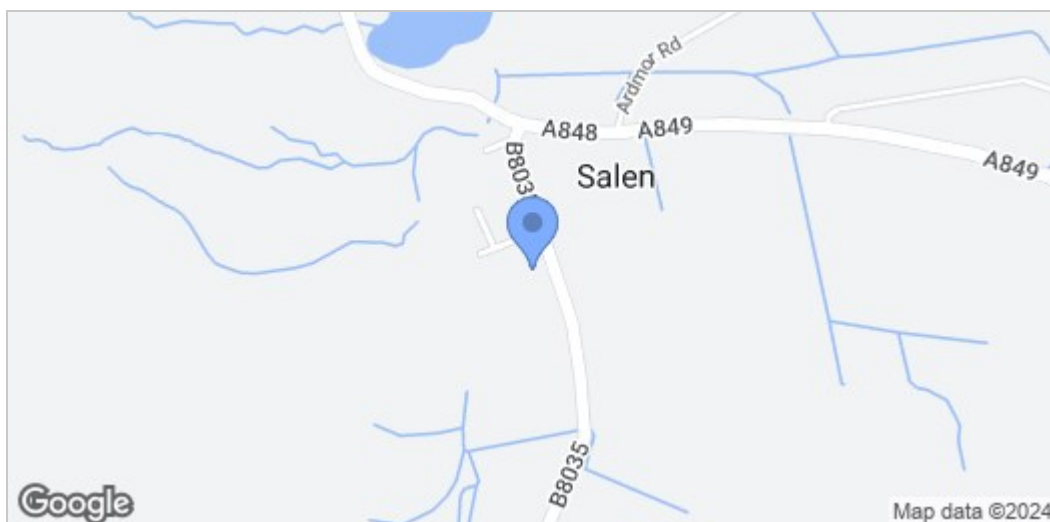
Reduced headroom
(below 1.5m/4.92ft)
0.88 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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.