



PETER MURPHY & Co
ESTATE AGENTS



The Tower Klondyke, Isle Of Mull, PA65 6AY Offers Over £325,000

The Tower, Klondyke is a peaceful haven with lots of character and situated 2 miles south of Craignure and the main Ferry terminal. Originally a traditional cottage, it is now a unique and attractive house. The modern additions contrasting pleasantly and imaginatively with the original dwelling. The property is a popular holiday let and offers separate living accommodation for the owners. On entering the property you are welcomed to a large family kitchen diner with built-in cupboards and a wood-burning stove. This is a pleasant light room, with a lovely view over the garden and open woodland. Leading from the kitchen is a multi-functional room that currently serves as general living / reading room. This room has been used as additional sleeping accommodation. Small bedroom from the reception room that houses a double bed though could also be used as a study/office. Through a hallway from the reception room, there is a shower room comprising of a shower, wash-hand basin and WC. The ground floor double bedroom, lined with tongue-and-grooved-boarding, has space for free-standing storage, a large double bed and has a lovely view over the garden. Curved at both ends with panoramic views over the garden and picturesque views beyond, this room offers a light and airy space with wood burning stove. To the left of the sitting-room there is bright principal double bedroom with fitted storage and a dual aspect view over the garden. Large bathroom has very large fitted cupboards, bath, wash-hand basin and WC. The garden, which surrounds the house, is well-maintained and bursting with mature plants and bushes adding colour to the garden. Though the house is in close proximity to its one neighbour it is still private and not over looked. Included in the purchase price is a large building (11.7m x 9.7m) clad with corrugated steel sheeting to serve as a garage, workshop or for storage.

Living Room

Curved both ends with panoramic views over the garden and picturesque views beyond, this room offers a light and airy space to sit and relax with wood burning stove.



2nd Living Room

Leading from the kitchen is a multi-functional room that currently serves as general living / reading room. This room has been used as additional sleeping accommodation.



Kitchen

On entering the property you are welcomed to a large family kitchen diner with built-in cupboards and a wood-burning stove. This is a pleasant light room, with a lovely view over the garden and open woodland.



Shower Room

Through a small hallway from the reception room, there is a shower room comprising of a shower, wash-hand basin and WC



Bathroom

Large bathroom has very large fitted cupboards, bath, wash-hand basin and WC.



Bedroom 1

To the left of the sitting-room there is bright principal double bedroom with fitted storage and a dual aspect view over the garden.



Bedroom 2

The ground floor double bedroom, lined with tongue-and-grooved-boarding, has space for free-standing storage, a large double bed and has a lovely view over the garden.



Bedroom 3

Small bedroom from the reception room that houses a double bed though could also be used as a study/office.



Garden and Workshop

The garden, which surrounds the house, is well-maintained and bursting with mature plants and bushes adding colour to the garden. Though the house is in close proximity to its one neighbour it is still private and not over looked. Included in the purchase price is a large building (11.7m x 9.7m) clad with corrugated steel sheeting to serve as a garage, workshop or for storage, at a distance of 25m from the house.



Location

The location of The Tower is perfect for exploring both the north and south of the Island, and its surroundings abound with wildlife. The useful village of Craginure – 2 miles to the north - has a hotel and spa, pub, café, grocery shop and post office and a village hall which hosts numerous events throughout the year.

Disclaimer

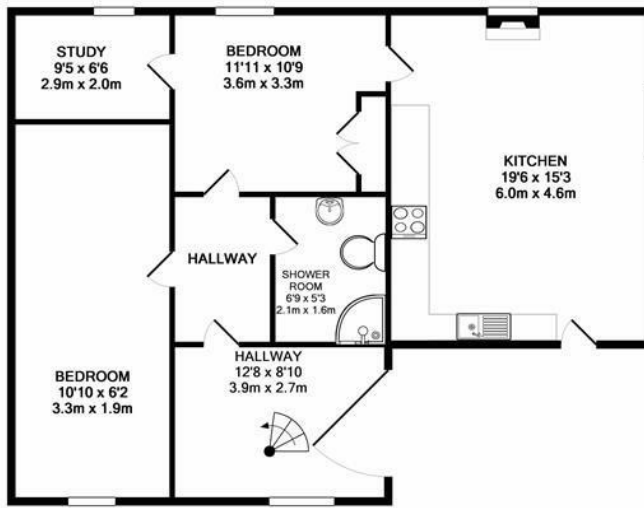
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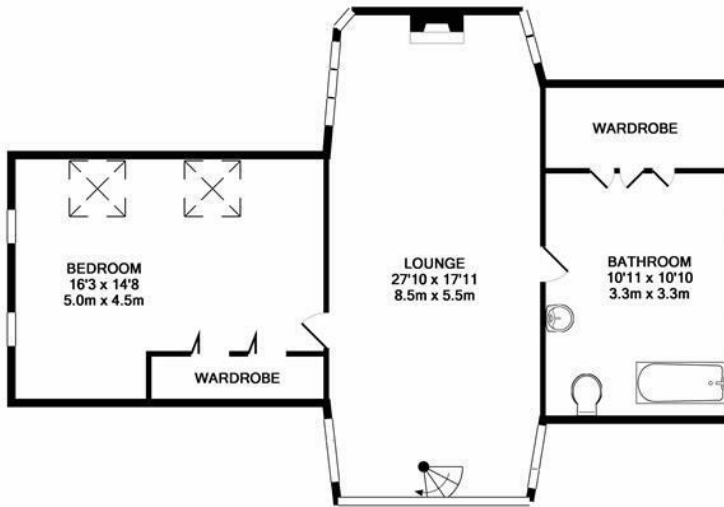
Miscellaneous

Tenure: Freehold

Council Tax Band: E



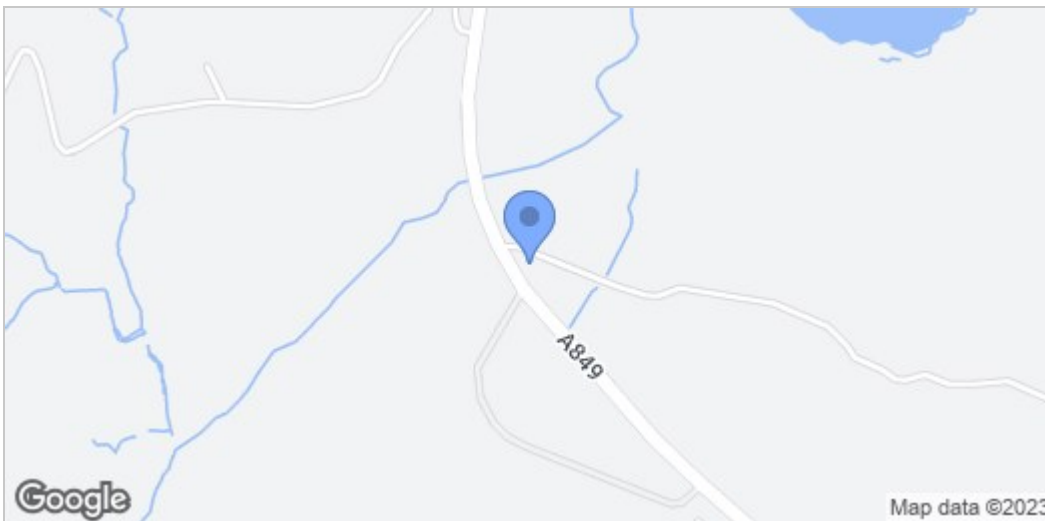
GROUND FLOOR
APPROX. FLOOR
AREA 938 SQ.FT.
(87.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 843 SQ.FT.
(78.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1781 SQ.FT. (165.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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