



PETER MURPHY & Co  
ESTATE AGENTS



## Creagan Villa Erray Road, Isle Of Mull, PA75 6PS £285,000

1 Creagan Villa is a fabulous semi-detached family home that sits in a good size plot in the sought-after location of Tobermory. This 3 double bedrooms and 1 single bed property offers plenty of living space. Entering the property into a porch area then through the main front door into an open and warm hallway. Directly to the left is the main family living room that is bright with views over to Tobermory Bay and benefits from a woodburning stove and space for a 3-seater sofa and additional arm chairs. Adjacent is the first of the double bedrooms that could be used as an office space. There is plenty of room for free-standing bedroom/office furniture. Moving through the hallway towards the rear of the property is the family dining room. This area is large enough for a 6-seater dining table and has book shelving along the side walls and a multifuel stove. The kitchen and utility room are accessed from the dining room. The kitchen also has the rear door of the property which leads onto the back garden and then on to one of the parking areas. The kitchen is a galley style and has plenty of wall and floor storage units with a hob, oven and plenty of preparation space. The utility room has plumbing for all normal white goods and has a stainless steel sink and draining board. Moving up the stairs to the half landing, the family bathroom is to the right. This light bathroom comprises of a bath, over bath shower, sink and WC. The rest of the sleeping accommodation can be accessed from the open landing that has a large linen storage cupboard. The single bedroom has a stunning view over Tobermory Bay and has space for freestanding bedroom furniture. The third bedroom is a good-sized double is bright room that can also accommodate free-standing furniture and has a view of the garden pond. To finish this super property is the master suite with ensuite bathroom. The bedroom also has lovely views of the Sound of Mull.



## Living Room

family living room that is bright with views over to Tobermory Bay and benefits from a Jotul woodburning stove and space for a 3-seater sofa and additional arm chairs.



## Kitchen

The kitchen is a galley style and has plenty of wall and floor storage units with a hob, oven and plenty of preparation space. kitchen also has the rear door of the property which leads onto the back garden and then on to one of the parking areas.



## Utility Room

utility room has plumbing for all normal white goods and has a stainless steel sink and draining board.



## Dinning Room

Dining room, large enough for a 6-seater dining table and has book shelving along the side walls and a Morso Squirrel multifuel stove.



## Bathroom

bathroom comprises of a bath, over bath shower, sink and WC



## Bedroom 1

Double bedroom with ensuite bathroom. The bedroom also has lovely views of the Sound of Mull and space for wardrobes and a chest of draws. The bathroom consists of a bath, over bath shower, sink & WC.



## Bedroom 2

single bedroom has a stunning view over Tobermory Bay and has space for freestanding bedroom furniture



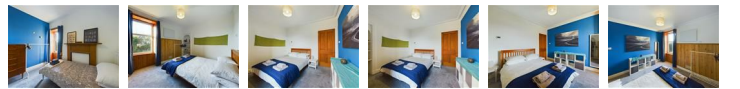
## Bedroom 3

good-sized double is bright room that can also accommodate free-standing furniture and has a view of the garden pond.



## Bedroom 4

double bedrooms that could be used as an office space. There is plenty of room for free-standing bedroom/office furniture.



## Location

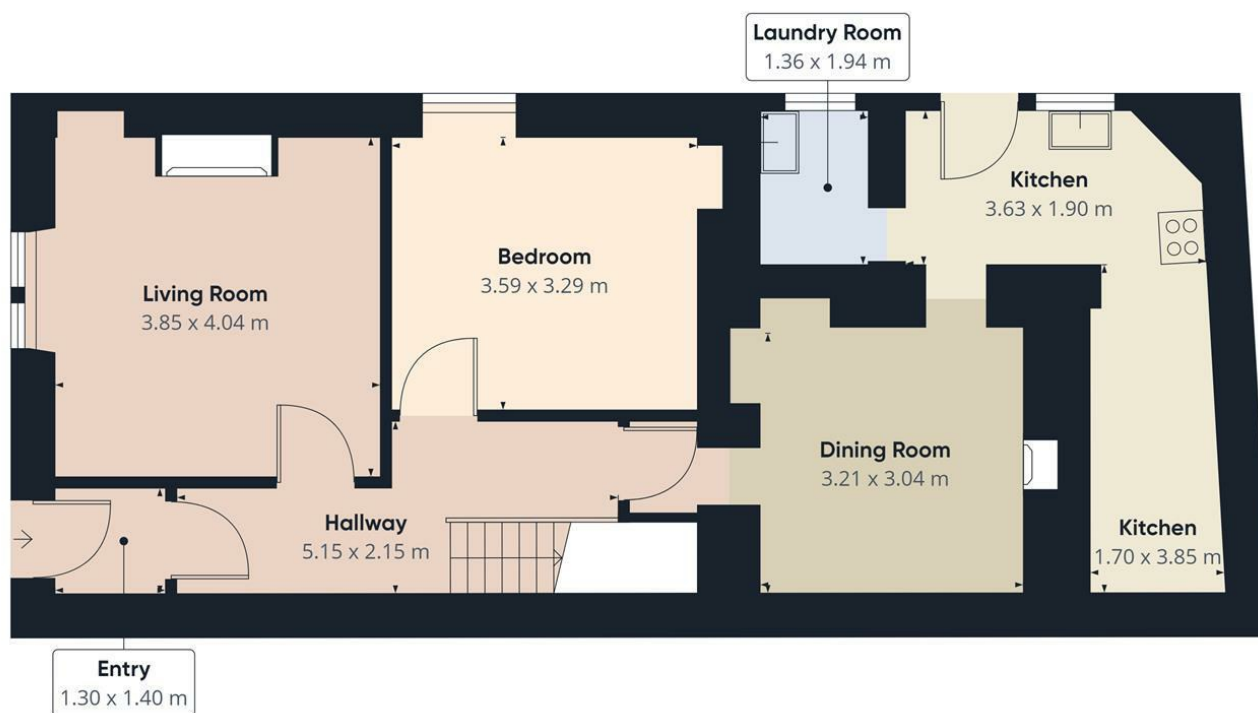
Tobermory is a beautiful seaside town which is situated on the North East coast of Mull and is the largest town on the island. The town, which was built as a fishing port in the 18th Century continues to be a popular location both for residents and visitors. There are regular ferry services from Tobermory, 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.

## Disclaimer

We endeavour to make our property 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 of 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/landlord.

## Miscellaneous

Tenure: Freehold  
Council Tax Band: E

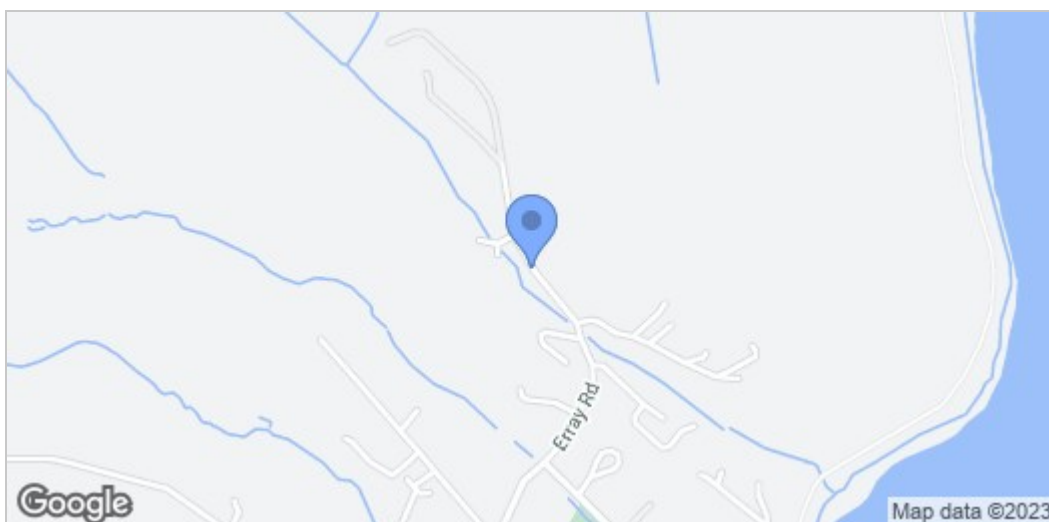


Approximate total area<sup>(1)</sup>  
69.55 m<sup>2</sup>

(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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(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.