



PETER MURPHY & Co
ESTATE AGENTS



3 Breadalbane Lane, Isle Of Mull, PA75 6QP Offers Over £210,000

This spacious two bedroom detached bungalow is located in the highly desirable town of Tobermory on the Isle Of Mull. It should suit all sort of buyers and offers the opportunity to own an attractive home in a quiet location. Accommodation comprises; External door opening to entrance porch. Door opens to the bright and welcoming lounge. The lounge leads through to the inner hall, giving access to the well proportioned kitchen/dining room, family bathroom and two double bedrooms, both with fitted storage. The kitchen has a door leading to the extensive conservatory. Externally there is a driveway offering off street parking. The garden grounds surrounding the property are a blend of lawn, mature trees and shrubbery.

ENTRANCE PORCH

External door opens to porch. Hanging space for cloaks

LOUNGE

The bright and welcoming lounge has window to front and door to inner hall.

KITCHEN/DINING ROOM

Accessed from the inner hall, the kitchen has a good selection of wall and base units with contrasting worktops. there is ample space for formal dining. Window to side and to conservatory.

CONSERVATORY

Accessed from kitchen this spacious fully glazed conservatory offer excellent space as a family room and/or study. Door to garden

BATHROOM

Accessed from the inner hall the bathroom includes wc, wash hand basin and bath with shower over.

BEDROOM 1

Accessed from the inner hall this double bedroom has window to front and fitted wardrobe.

BEDROOM 2

Accessed from the inner hall this double bedroom has window to rear and fitted wardrobe.

DRIVEWAY

The driveway provides off street parking and leads to the property

REAR ELEVATION

SIDE ELEVATION

There is a large paved patio are to side, offering a space for outside entertaining and relaxing.

GARDEN

The garden is a blend of lawn, mature trees and shrubbery. Garden shed to side.

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.

MISCELLANEOUS INFORMATION

Tenure - Freehold

Council Tax - Band D

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.



Approximate total area[®]
96.4 m²

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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.