



PETER MURPHY & Co  
ESTATE AGENTS



## 26 Riverside Court, Isle Of Mull, PA75 6RF Offers In The Region Of £135,000

26 Riverside court is a fantastic first floor flat that has been newly refurbished to a high standard. This 2 bedroom property is set in the very popular town of Tobermory, Isle of Mull. The flat is in a block with 3 other flats that are all privately owned. The close is clean and tidy and is kept and maintained the other flat owners. Through the front door and immediately to the left is the bathroom with a neutral suite and consists of shower, sink and WC with an extractor fan. Across the hallway is the first of the two bedrooms, this double room has a lovely outlook on the communal back garden had benefits from built in storage. Next door is the second double bedroom and has the same benefits as the first bedroom. Across the hallway is the spacious lounge diner. This room has ample space for a family seating area and dining table. The room also benefits from its own balcony with views over the communal back garden. Finally, the kitchen is located off the lounge and has plenty of wall and floor units for storage. The kitchen has plumbing for most white goods.

## LOUNGE

Spacious Lounge with dining area and balcony. Near facing windows with access from hall and kitchen.



## KITCHEN

Kitchen with rear facing windows. Access from hall



## BATHROOM

Newly refurbished bathroom with shower. Access from hall



## BEDROOM 1

Double bedroom with front facing windows. Access from hall



## BEDROOM 2

Double bedroom with front facing window. Access from hall



## LOCATION

Tobermory is a beautiful seaside town which is situated on the

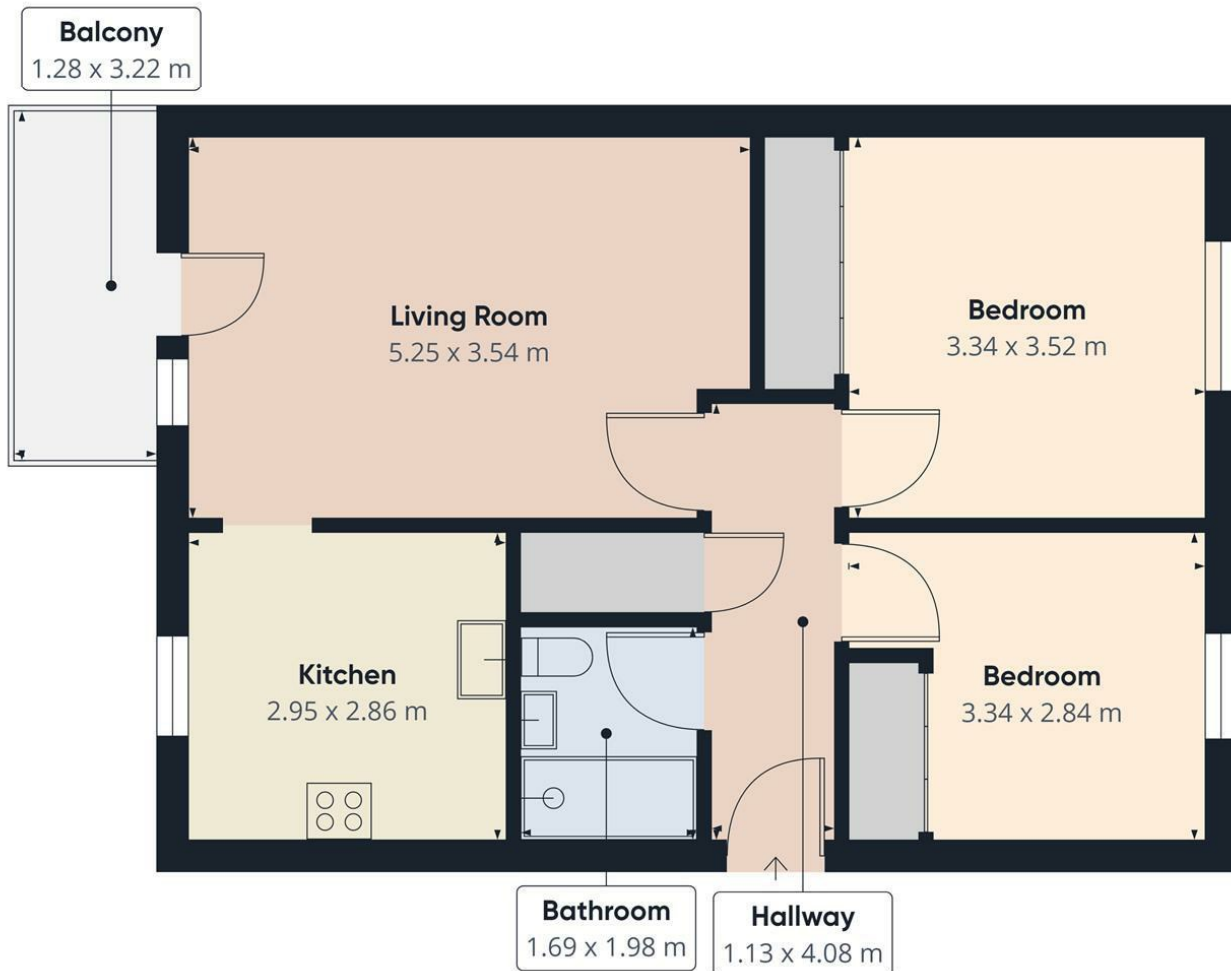
North East coast of Mull and is the largest town on the island. The town, which was built as a fishing port in the 18th Century continues to be a popular location both for residents and visitors. There are regular ferry services from Tobermory, Fishnish and Craignure and a good road network linking the 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 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 - C

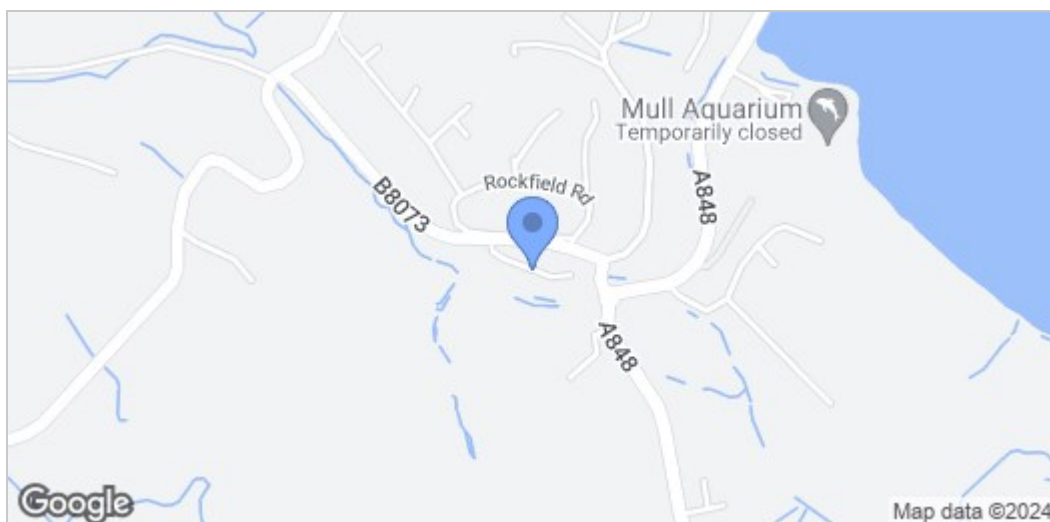


Approximate total area<sup>(1)</sup>  
59.42 m<sup>2</sup>

(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			
(81-91) B			
(69-80) C		71	80
(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.