



PETER MURPHY & Co
ESTATE AGENTS



Tylone , Isle Of Mull, PA64 6AP Offers Over £320,000

Tylone presents the opportunity to purchase a well appointed, spacious property in the desirable Lochdon area on the Isle of Mull.

Tylone is a well-presented 3 bedroom 1 ½ storey detached house. The accommodation is arranged over 2 floors; on the ground floor, leading off the hallway, is a good sized double bedroom with front facing windows, currently being used as a home office. Opposite this is a second double bedroom complete with en suite and front facing windows. Continuing down the hall is a W.C and a large open plan kitchen and diner with rear facing windows. The utility room houses white goods and provides additional storage and provides access to the property rear. The opposite side of the kitchen and dining room provides access to the conservatory, offering views of the back garden and pond. Through the conservatory door is a well sized garage and with plenty of parking space at the front could easily be used as a workshop. Upstairs, is a large Living room with rear and side facing windows offering fabulous views of the surrounding area. The 3rd double bedroom is located at the left of the stairs and also benefits with an en suite and plenty of built in storage space. This property benefits from oil central heating.

Living Room

large Living room with rear and side facing windows offering fabulous views of the surrounding area.

Tenure - Freehold

Council Tax - F

Kitchen and Diner

Large open plan kitchen and diner with rear facing windows.

W.C

Compact W.C

Bedroom 1

Double bedroom benefits with an en suite and plenty of built in storage space.

Bedroom 2

Double bedroom complete with en suite and front facing windows.

Home Office/Bedroom 3

Double bedroom with front facing windows, currently being used as a home office.

Conservatory

Conservatory offering views of the back garden and pond.

Utility Room

Utility room houses white goods and provides additional storage and provides access to the property rear.

Garage

Good sized garage and with plenty of parking space at the front could easily be used as a workshop.

Property Front

Property Rear

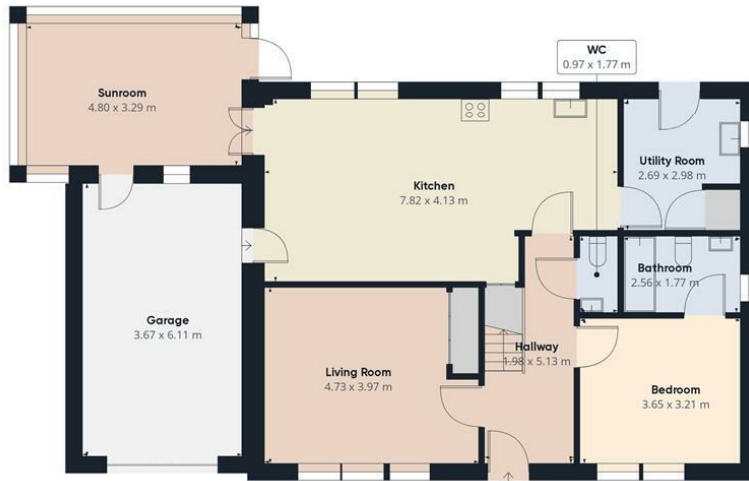
Location

The property is located in a cluster of houses close to Lochdon, approx. 5-minute drive from Craginure. The village has a café, Spar shop, Post Office, tourist office, hospital and petrol station. There is a primary school in Lochdon as well as at Salen to the North and a very successful high school in Tobermory. The well-known Craginure Inn serves food in its restaurant and bar and is a short drive away. The Isle of Mull hotel is also close by and has a swimming pool and fitness suite open to non-residents. The historic Duart Castle is a further attraction within easy reach of the village

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



Ground Floor



Floor 1

Approximate total area[®]
195.17 m²

Reduced headroom
7.71 m²

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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		68	
(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.