



PETER MURPHY & Co
ESTATE AGENTS



14 The Old Bond House Main Street, Isle Of Mull, PA75 6NT

2 Bedroom Flat consisting of hardwood front door. Secure door entry system. Built in triple wardrobe with hanging rail and shelving. Built-in storage cupboard housing meters and fuse box. Storage heater. Following into Lounge with window to rear. Coving. Picture rail. Open to kitchen. Storage heater. From lounge there is access to kitchen with fitted floor and wall units offset with a laminate work surface. Stainless steel sink and drainer. Tiled splashbacks and cooker, washing machine and fridge/freezer. From hallway there is access to both double bedrooms: Bedroom 1 - Window to rear. Bedroom 2 - Window to rear. Built-in wardrobe housing hot water tank. At the far end there is a bathroom with white three-piece suite comprising: wc, wash hand basin and bath with shower over, Wood panelled ceiling. Tiled splashback. Shaver light and socket. Solid wood flooring.

Living Room

Living room with kitchen, side facing windows with access from hall



Bedroom 1

Double Bedroom with front facing window, access from hall



Bedroom 2

Double Bedroom with front facing window, access from hall



Kitchen

Kitchen with access from Living room



Bathroom

Bath and shower room with access from hall

External



Location

Perfectly located to explore everything Tobermory has to offer. Tobermory has excellent restaurants, shops and a thriving community with many excellent amenities, including a school for 3 -18 year olds. The town is the venue for numerous events throughout the year from plays and ceilidhs to concerts, sports days and the famous Mull Rally. The golf club - a 9 hole course on a hilly site - is also a popular local venue and offers spectacular panoramic views of Ardnamurchan and Loch Sunart.

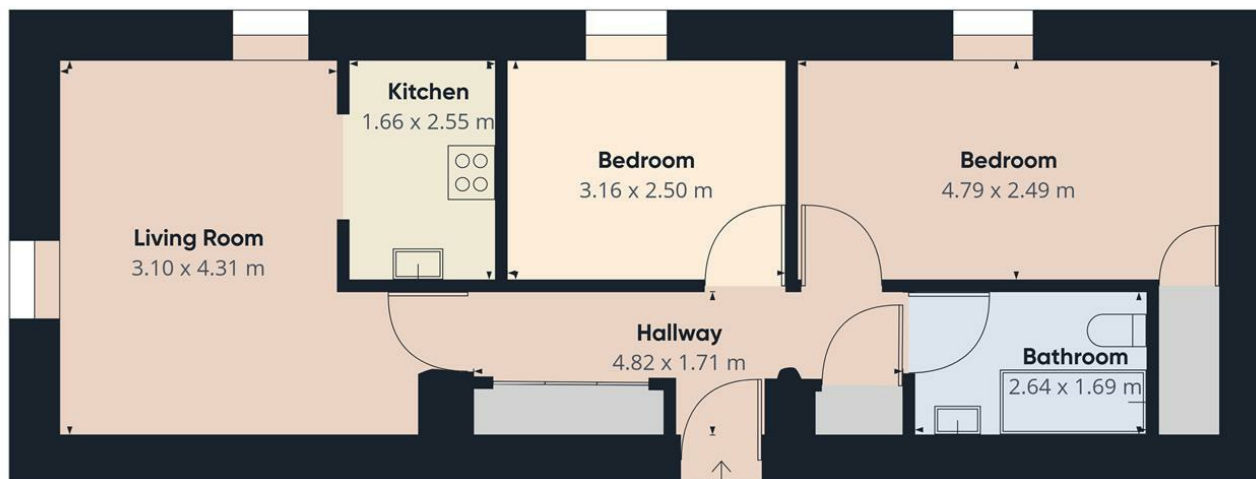
Disclaimer

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:B

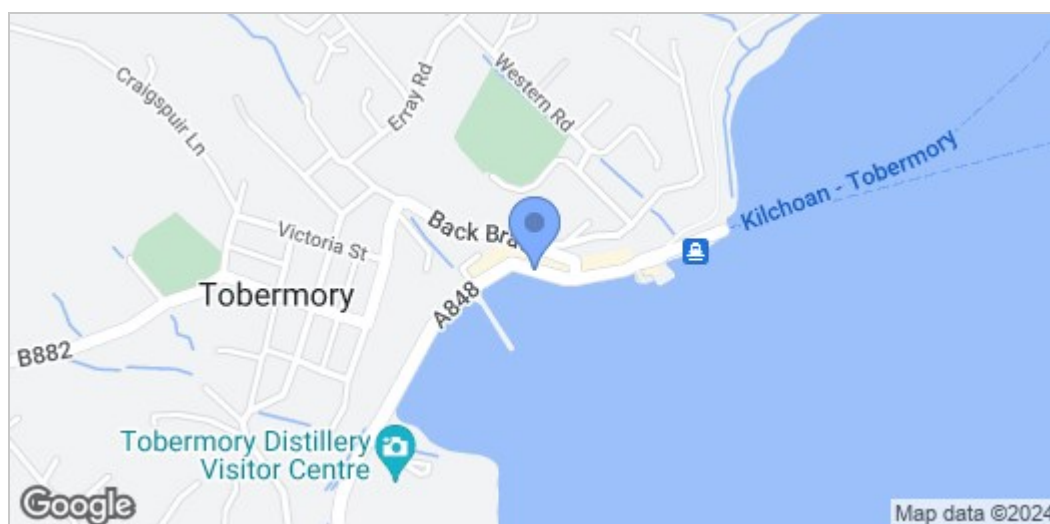


Approximate total area⁽¹⁾
54.97 m²

(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	75	75
(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.