



PETER MURPHY & Co  
ESTATE AGENTS



## Kilmory Cottage Erray Road, Isle Of Mull, PA75 6PS Offers Over £350,000

Kilmory Cottage presents a fantastic opportunity to purchase a 5 bedroom property finished to an exceptional standard.

Entering the property into a porch area and through into ground floor hallway with fitted cupboards providing plenty storage. Continuing on and to the left is a well appointed modern kitchen with central island and fitted units with access through to the property rear and dining room. The dining room benefits from french doors leading onto an elevated balcony offering unbeatable south facing views over Tobermory Bay and beyond. The property continues through side doors into a bright and spacious living room with large windows offering similar views. Access to living room shared between diner and 1st floor hallway. Further down the hallway is a second living space with rear facing windows and a double bedroom with fitted cupboards and front facing windows. Across is a modern shower room and W.C with front facing window.

Up the stairs and to the left is a great sized double bedroom with built in wardrobes, en suite and front facing window. Continuing down 1st floor hallway are a further 2 double bedrooms and 1 single with built in storage and a modern and well sized bathroom.

Kilmory cottage has a generously sized front and rear garden.

The property further benefits from air source heating, solar panels and heat recovery system.



## Living Room

Bright and spacious living room with rear facing windows offering scenic views of Tobermory bay. Access from hallway and dining room.



## Kitchen

Well appointed kitchen with island, ample storage space and front facing window. Access from hallway, dining room and property side entrance.



## Dining Room

Dining room with patio doors leading out to raised deck area at property rear, offering elevated sea views across Tobermory Bay. Access from living room, kitchen and property rear.



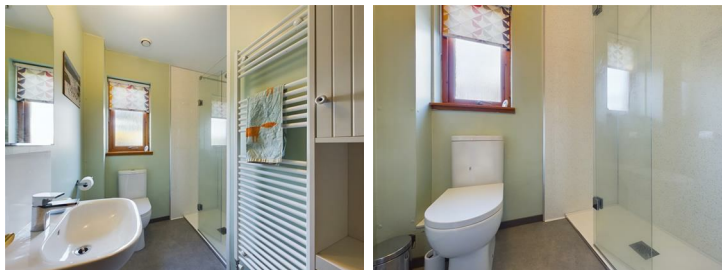
## Bathroom

1st floor bathroom with front facing window. Access from 1st floor landing.



## Shower Room with W.C

Shower room and W.C with front facing window. Access from ground floor hallway.



## Bedroom 1

Double bedroom with en suite and rear facing window. Access from 1st floor landing.



## Bedroom 2

Double bedroom with fitted wardrobe and rear facing window. Access from ground floor hallway.



## Bedroom 3

Double Bedroom with fitted wardrobe and front facing window. Access from 1st floor landing



## Bedroom 4

Single bedroom with storage cupboard and rear facing window. Access from 1st floor hallway.



## Bedroom 5

Double Bedroom with fitted wardrobe and rear facing window. Access from 1st floor hallway.



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: F

### Second Living Space

Second spacious living area with rear facing window. Access from ground floor hallway.



### Property Front

Off street parking suitable for three vehicles depending on size. Front garden, laid to lawn with shed/workshop.



### Property Rear

Large garden laid to lawn with access to raised decking area, flower beds and garden shed.



### 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 as 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



Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
179.84 m<sup>2</sup>

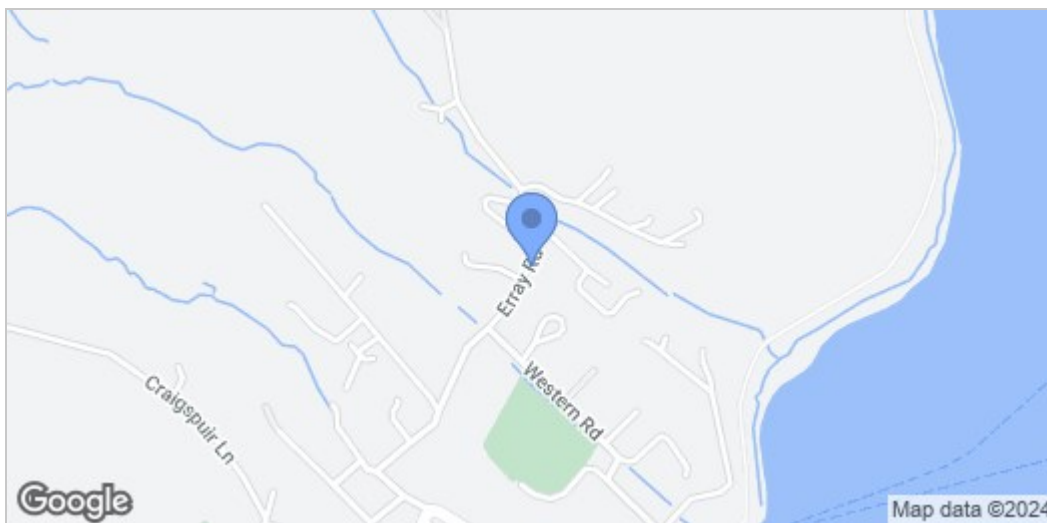
Reduced headroom  
5.69 m<sup>2</sup>

(1) 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	67
(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.