



PETER MURPHY & Co
ESTATE AGENTS



7 Creagan Park, Tobermory, PA75 6PT Offers In The Region Of £130,000

7 Creagan Park presents a fantastic opportunity to purchase a south facing, two bedroom ground floor flat in the popular town of Tobermory on the isle of Mull.

Entering property via side entrance into hallway with with large airing cupboard, bathroom with rear facing window and kitchen with ample storage units and rear facing window. Opposite bathroom is a double bedroom with free standing wardrobe, front facing windows and boiler cupboard. Continuing along hallway into spacious living room with front facing windows, fireplace and access to second bedroom. Second bedroom comprising of fitted storage unit and rear facing window.

The property is further enhanced with its own substantial front and rear garden offering scenic views over Tobermory as well as garden shed and compact workshop. Suitable for long term rental.

Living Room

Spacious living room with front facing windows, electric fire with option to re open and access to bedroom.



Kitchen

Kitchen with ample storage units and rear facing window.



Bathroom

Bathroom with rear facing window.



Bedroom 1

Double bedroom with free standing wardrobe, boiler cupboard and front facing window,



Bedroom 2

Double bedroom with fitted cupboard and rear facing window.



Exterior

Front and rear garden that is laid to lawn with garden shed and workshop and offers good space for a family or keen gardeners. There is a right of way for one neighbor through the garden to access their own garden area.



Location

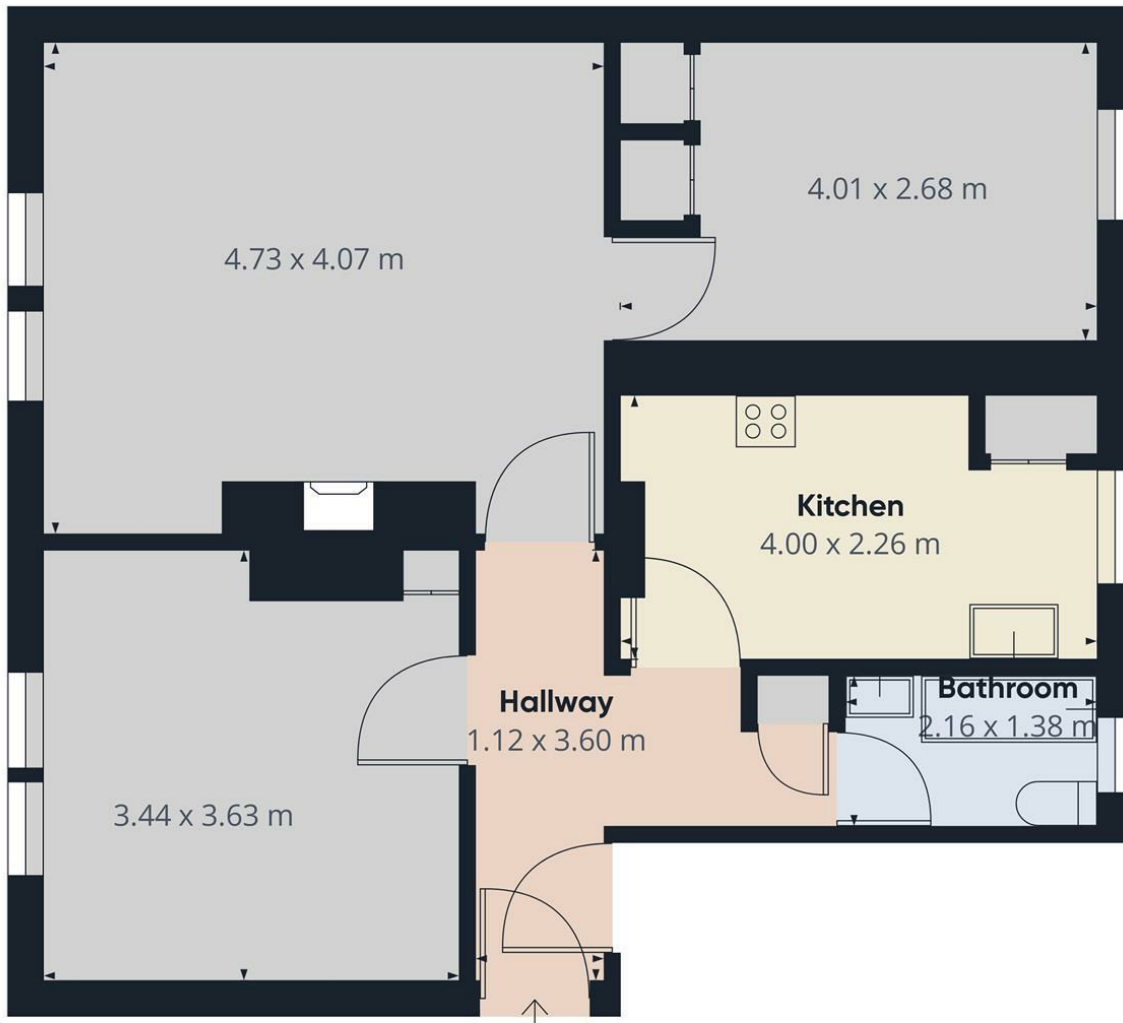
Tobermory is a beautiful seaside town which is situated on the North East coast of Mull and is the largest town on the island. The town, which was built as a fishing port in the 18th Century continues to be a popular location both for residents and visitors. There are regular ferry services from Tobermory, 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 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

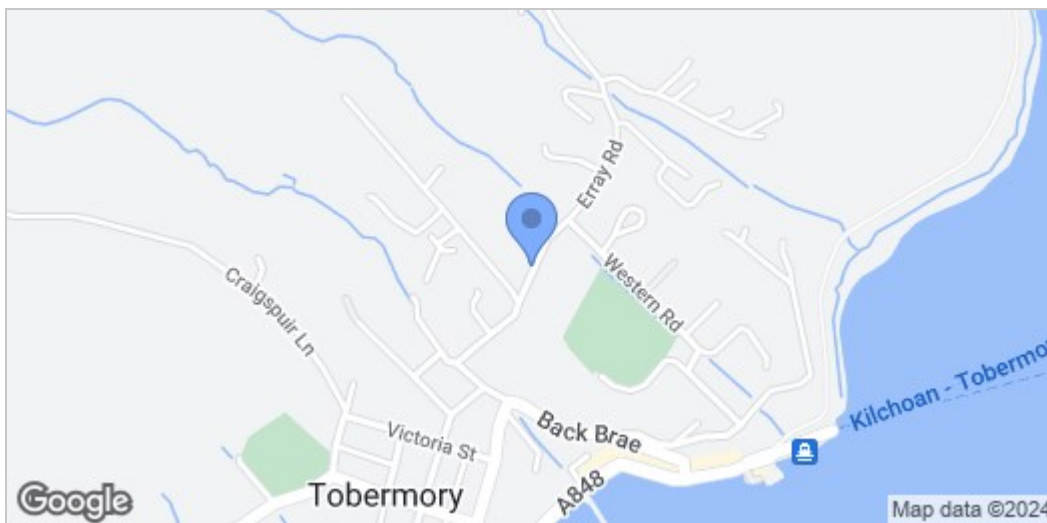


Approximate total area¹⁾
60.62 m²

(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.

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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		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	75

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