



PETER MURPHY & Co  
ESTATE AGENTS



## 2 Creagan Park, PA75 6PT Offers Over £190,000

2 Creagan Park presents a fantastic opportunity to purchase a south facing, three bedroom semi detached house offering fantastic sea views over Tobermory on the isle of Mull.

Entering property via front door into lobby with stairs to first floor in front. On the left enters into living room with front facing windows, working fireplace with back boiler and storage cupboard. The rear of the living room provides access to ground floor bedroom with rear facing window and kitchen. The kitchen has rear facing windows, ample space for all utilities, large storage cupboard and provides access to the side of the property via side door.

At the top of the stairs on the right is a shower room with W.C and rear facing window. Continuing down the hall on the right is a good sized double bedroom with deep fitted cupboards and rear facing windows. To the end of the hall is a large double bedroom with front facing scenic views and deep fitted cupboards.

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



## Living Room

Spacious living room with scenic front facing windows, fireplace with back boiler and access to ground floor bedroom and kitchen.



## Kitchen

Good sized kitchen with space for all modern appliances and large cupboard. Rear facing windows with access to property rear.



## Shower room and W.C

Shower room with W.C and rear facing window.



## Bedroom 1

Spacious double bedroom with scenic south facing windows and deep fitted cupboards, access via hallway.



## Bedroom 2

Spacious double bedroom with rear facing windows and deep fitted cupboards, access via hallway.



## Bedroom 3

Bedroom with fitted cupboards and rear facing window, access via living room.



## Property Front

South facing and laid to lawn. Spacious front garden with scenic, elevated views over Tobermory bay.



## Property Rear

Large back garden view sea view, perfect for families or keen gardeners.



## 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.

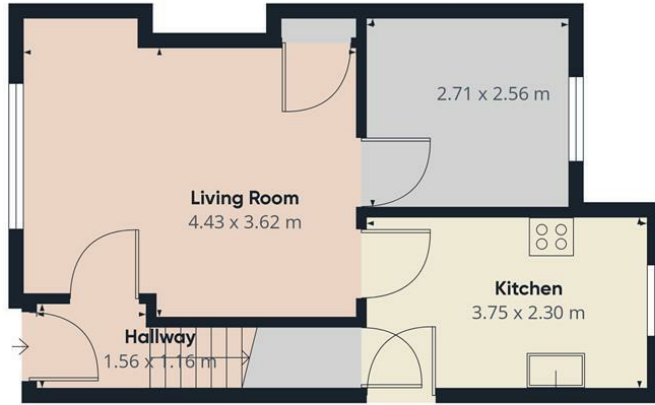
## **Disclaimer**

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 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.

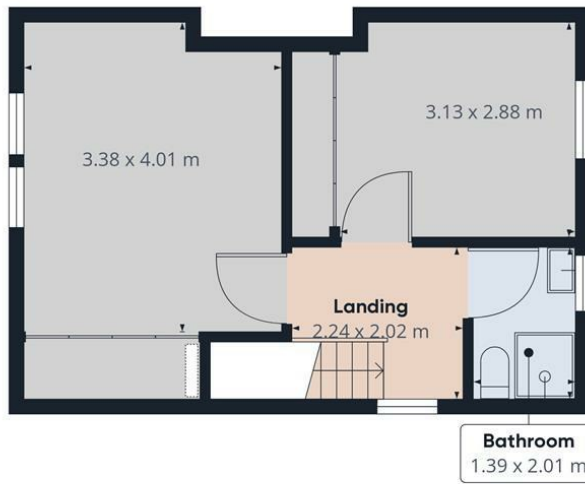
## **Miscellaneous**

Tenure: Freehold

Council Tax Band: C



Ground Floor



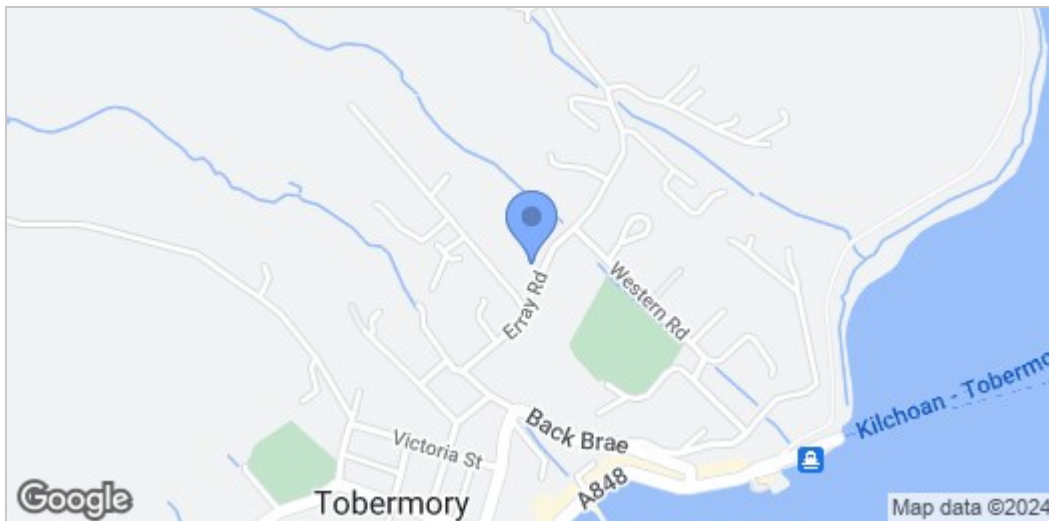
Floor 1

Approximate total area<sup>1)</sup>  
69.25 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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