



PETER MURPHY & Co
ESTATE AGENTS



Bealach An Dranndain , Isle Of Mull, PA75 6QB Offers Over £325,000

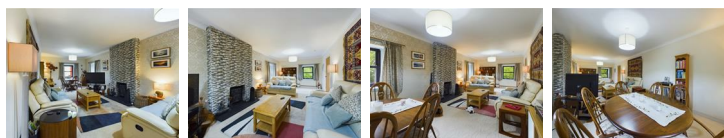
Bealach An Dranndain is a large detached house on the outskirts of Tobermory on the Isle Of Mull. This property boasts a spacious layout with large grounds, living room, kitchen, 3 bedrooms and bathroom.

The property is further enhanced with a separate guest house ideal for rental accommodation.

Don't miss out on the chance to own this delightful property in Tobermory, offering a blend of comfort, convenience, and potential.

Living Room

Bright and spacious living room with log burner, dining area and side facing windows, access from ground floor hallway.



Kitchen Dinner

Kitchen and diner with front, side and rear facing windows. Access from property side and ground floor hallway.



Bathroom

Bright and modern bathroom, access from hallway



Bedroom 1

Large double bedroom with fitted wardrobe, side and rear facing windows.



Bedroom 2

Double bedroom with front facing window.



Bedroom 3

Gym, home office or ground floor double bedroom with front and side facing windows.



Guest House

Guest house with large open kitchen and living room, bathroom, double bedroom and three walk in storage areas.



Exterior

This property benefits from a large drive with space for multiple vehicles. The garden is also quite expansive with log store, garden shed and access through gated entrance to the rear.



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

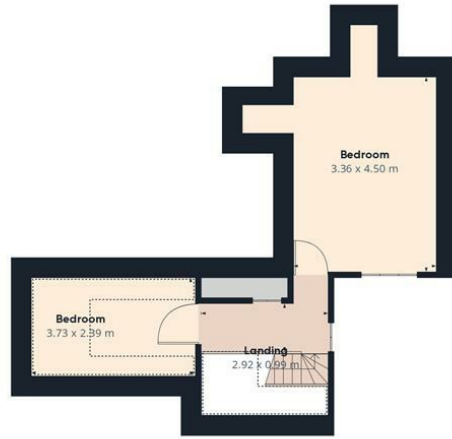
We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested 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



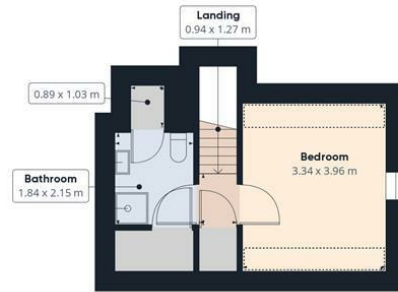
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area[®]

161.99 m²

Reduced headroom

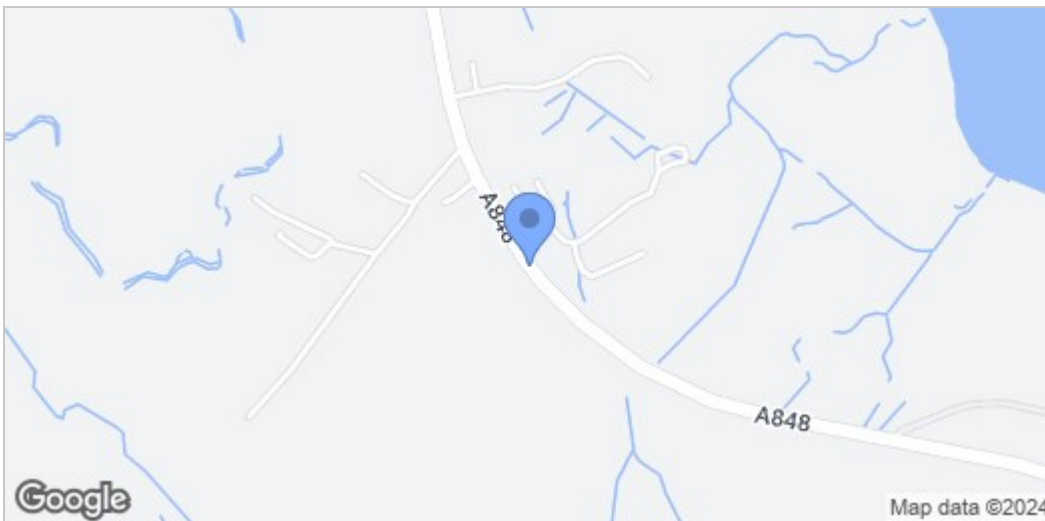
9.17 m²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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