



PETER MURPHY & Co
ESTATE AGENTS



Scarinish Raeric Road, Isle of Mull, PA75 6PU Offers Over £385,000

Nestled on Raeric Road in the picturesque town of Tobermory, this stunning detached house offers a perfect blend of comfort and style. Boasting two reception rooms, four bedrooms, and three modern bathrooms spread across three floors, this property is ideal for those seeking a spacious and well-appointed home.

The house is finished to a high standard, ensuring a luxurious living experience for its residents. With the potential to rent out the downstairs area, this property offers a unique opportunity for additional income or flexible living arrangements.

One of the standout features of this property is its scenic views overlooking Tobermory Bay, providing a tranquil and picturesque backdrop to everyday life. The garden, laid to lawn, offers a perfect space for outdoor relaxation or entertaining, complete with a charming stone pizza oven for al fresco dining.

Convenience is key with parking available for two cars, making trips in and out a breeze. Whether you're looking for a family home with room to grow or an investment opportunity with great rental potential, this house on Raeric Road is sure to impress. Don't miss out on the chance to make this beautiful property your own.

Living Room

Modern, bright and spacious 1st floor living room with front, side and rear facing windows offering scenic views over Tobermory. Access from 1st floor hallway.



Kitchen

Well appointed, modern kitchen with rear facing window. Access from living room.



Hallway and porch



Shower Room and W.C

Modern Shower room and W.C. Access from 1st floor hallway.



Bathroom

Bright, modern bathroom with rear facing window, access from 2nd floor hallway.



Bedroom 1

Large double bedroom with fitted wardrobes and rear facing windows, access from 1st floor hallway.



Bedroom 2

Double bedroom with front and rear facing windows, access from 2nd floor hallway.



Bedroom 3

Double bedroom with beautiful views over Tobermory Bay, access from 2nd floor hallway.



Bedroom 4

Large ground floor bedroom with en-suite, kitchen and utility room and large fitted wardrobes. Access to property rear.



Lounge

Comfortable living space with large storage cupboard.



Living room 2

Large second living space with sliding door into property rear. Access from lounge.



Kitchen 2

Kitchen and Utility room, access through Bedroom 4.



Shed

Workshop

This good sized workshop is attached the the side of the building.

Exterior



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 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

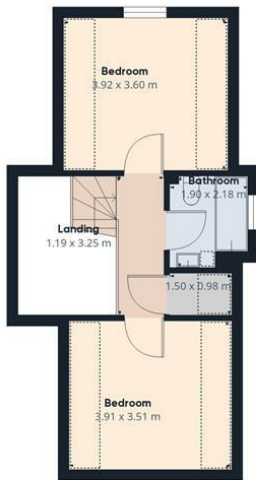
Council Tax Band: F



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area[®]

181.17 m²

Reduced headroom

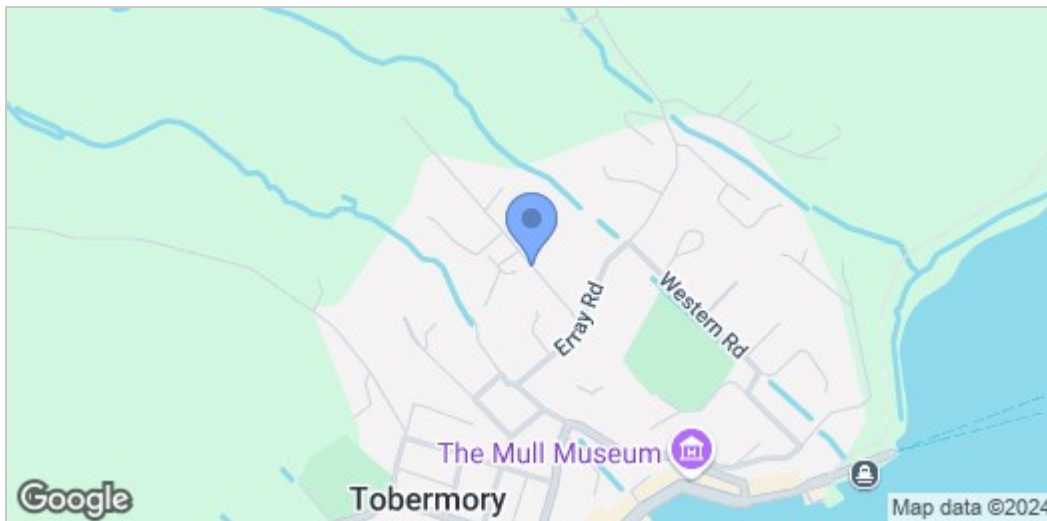
11.45 m²

(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			
(81-91) B			
(69-80) C		72	81
(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.