



PETER MURPHY & Co  
ESTATE AGENTS



## Burnside Lodge Cottage Erray Road, Tobermory, PA75 6PS

Welcome to this charming property located on Erray Road in the picturesque town of Tobermory. This delightful house boasts a cosy and private setting, perfect for those seeking tranquillity and relaxation.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply unwinding after a long day. The focal point of the room is a traditional wood burner, adding a touch of warmth and character to the space.

The property features two well-sized bedrooms, offering ample space for a small family, guests, or a home office. The modern shower room provides convenience and style, ensuring a comfortable living experience.

One of the highlights of this property is the stunning scenic views that can be enjoyed from various vantage points. Whether you're sipping your morning coffee or enjoying a glass of wine in the evening, the beauty of the surroundings is sure to captivate you.

Outside, you'll find parking for two vehicles, making it convenient for you and your guests. Additionally, there is a charming summer house where you can relax and soak in the peaceful atmosphere of the garden.

## Living Room

Bright and cosy living room with log burner, front and side facing windows.



## Kitchen and Dinner

Kitchen with fittings, modern appliances and dining area. Rear and side facing windows with access to property rear.



## Bathroom

Bright and modern shower room with W.C



## Bedroom 1

Spacious double bedroom with side facing window.



## Bedroom 2

Spacious double bedroom with front facing window.



## 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.

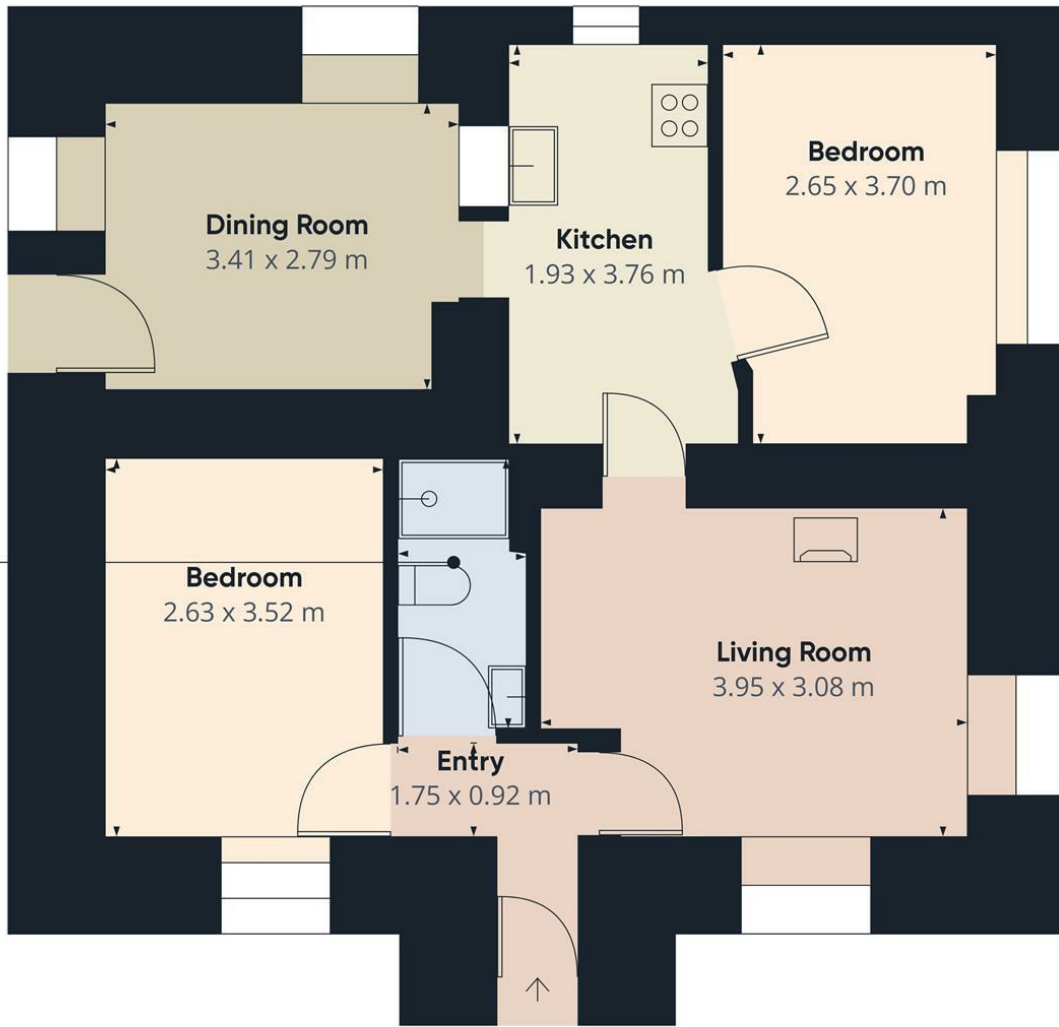
## Disclaimer

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: B

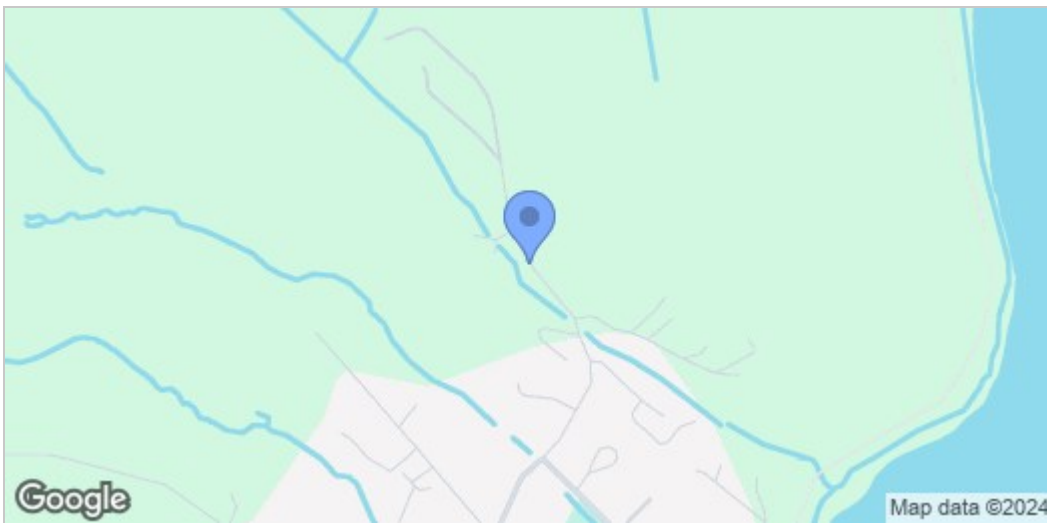


Approximate total area<sup>(1)</sup>  
54.95 m<sup>2</sup>

(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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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