



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. The property is currently being updated to include smart meters.

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.

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

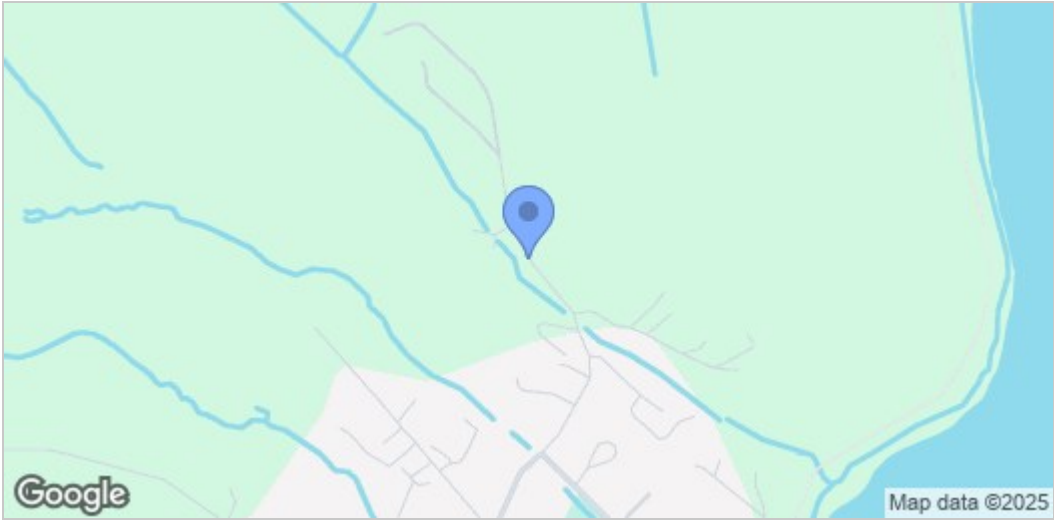
continues to be a popular location both for residents and visitors. There are regular ferry services from Tobermory, Fishnish and Craignure and a good road network linking the North East of the island with the Ross of Mull to the South West. The famous white sands of Calgary are just a half hour car 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	45	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.