



PETER MURPHY & Co  
ESTATE AGENTS



## Dubh Choirean , Dervaig, PA75 6QL Offers Over £330,000

Nestled in the charming village of Dervaig, this delightful three-bedroom house offers a unique opportunity to embrace coastal living with stunning sea views. Set on an expansive 1.5-acre plot, this property is a rare find, providing both space and tranquility in a picturesque setting.

The house boasts a well-thought-out layout, perfect for families or those seeking a peaceful retreat. Each of the three bedrooms is generously sized, allowing for comfortable living and ample storage. The property benefits from oil central heating, ensuring warmth and comfort throughout the year.

One of the standout features of this home is the inclusion of a two-bedroom chalet, which presents a multitude of possibilities. Whether you envision it as a guest accommodation, a home office, or a creative studio, this additional space enhances the property's appeal and versatility.

The surrounding landscape is simply breathtaking, with the sea views providing a serene backdrop to daily life. The generous outdoor space allows for various activities, from gardening to enjoying leisurely strolls in your own private haven.



## Living Room

Spacious living room with large front and side facing windows. Access from hallway.



## Kitchen

Kitchen with dining area and rear facing window, access from hallway and into rear garden.



## Bathroom

Bathroom with rear facing window, access from hallway.



## Bedroom 1

Single bedroom with storage space and rear facing window.



## Bedroom 2

Double bedroom with storage space and rear facing window.



## Bedroom 3

Large double bedroom with built in storage space and front and rear facing windows.



## Garage



## Chalet

Separate Chalet with brand new roof. Living room, kitchen, bathroom and two well sized bedrooms.



## 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 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 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 Building 1

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

Balconies and terraces  
9 m<sup>2</sup>



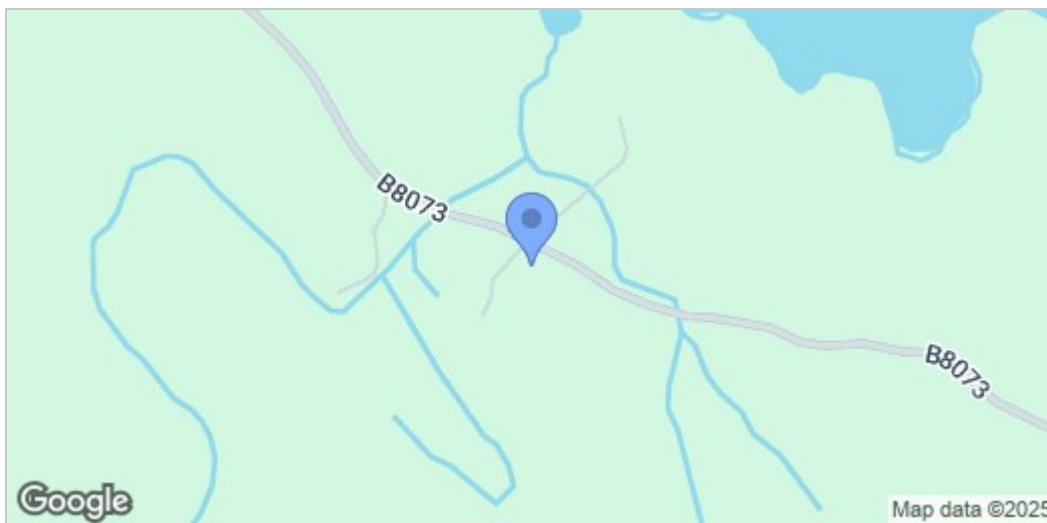
Ground Floor Building 2

(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.

Calculations are based on RICS IPMS 3C standard.

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

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