



PETER MURPHY & Co
ESTATE AGENTS



Gamekeeper's Cottage , Tobermory, PA75 6QA Offers Over £285,000

Located in the charming town of Tobermory, this delightful gamekeeper's cottage offers a perfect blend of comfort and character. With two spacious bedrooms, each boasting its own en suite bathroom, this property is ideal for those seeking a tranquil retreat. The inviting living room features a log burner, creating a warm and cosy atmosphere, perfect for relaxing evenings.

The ample kitchen provides plenty of space for culinary adventures, while the good-sized dining room is perfect for entertaining guests or enjoying family meals. The cottage is surrounded by front and rear gardens, offering lovely outdoor spaces to unwind and appreciate the picturesque views that Tobermory is renowned for.

This house is not just a home; it is a lifestyle choice, set in a location that boasts stunning scenery and a welcoming community. Whether you are looking for a permanent residence or a holiday getaway, this property is sure to impress. Don't miss the opportunity to make this charming cottage your own.

Living Room

Living room with log burner and side and rear facing windows. Access from hallway and property rear.



Kitchen

Well appointed kitchen with rear facing windows. Access from property rear and hallway.



Dining Room

Dining room with side facing window. Access from hallway.



Bathroom

Spacious bathroom with front facing window. Access from hallway.



Bedroom 1

Large double bedroom with side facing windows and en suite. Access from 1st floor hallway.



Bedroom 2

Large double room with side facing window and en suite. Access from 1st floor hallway.



External



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.

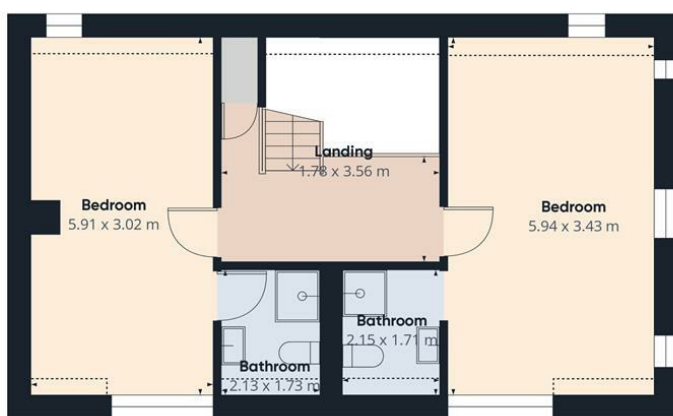
Miscellaneous

Tenure: Freehold

Council Tax Band: E



Ground Floor



Floor 1



Approximate total area[®]

112.43 m²

Balconies and terraces

3.9 m²

Reduced headroom

3.43 m²

(1) Excluding balconies and terraces

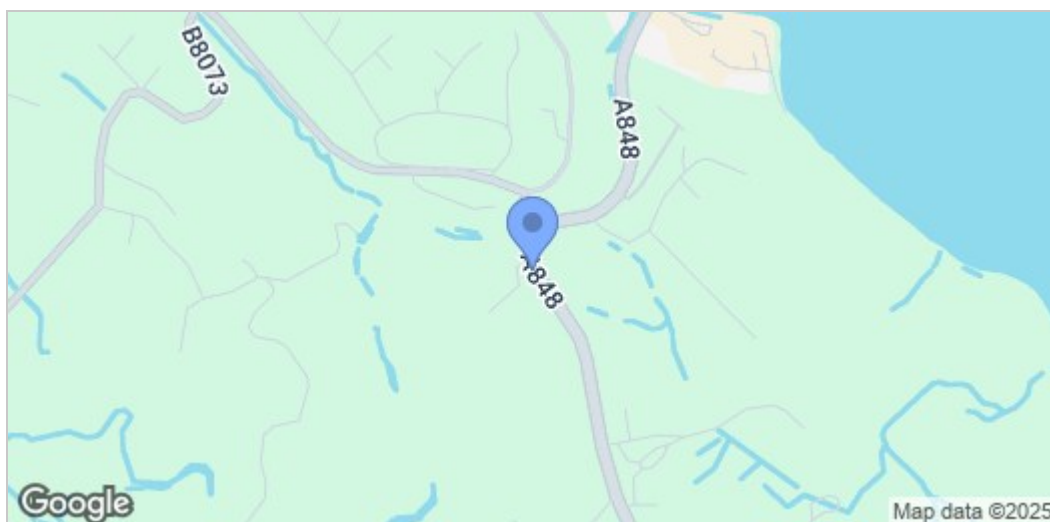
Reduced headroom

Below 1.5 m

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	50	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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