



PETER MURPHY & Co
ESTATE AGENTS



1 Craigsuir Terrace, Isle Of Mull, PA75 6PQ Offers Over £250,000

Nestled in the picturesque setting of Craigsuir Terrace, Tobermory on the enchanting Isle of Mull, this charming house offers a unique opportunity to embrace coastal living at its finest. With breathtaking sea views that can be enjoyed from your window, this property is a true gem for those seeking tranquility and natural beauty.

The inviting living room features a log burner, perfect for cosy evenings spent with family and friends. The well-appointed kitchen and dining room provide ample space for culinary adventures and entertaining guests. This home boasts three generously sized double bedrooms, ensuring comfort and privacy for all. There is also the option for a fourth, ground floor bedroom in the current dining room. Additionally, a versatile loft room with its own shower adds an extra layer of convenience, making it ideal for guests or as a private study.

The property is complemented by a great-sized front and rear garden, offering a wonderful outdoor space for relaxation and recreation. Whether you wish to cultivate a garden or simply enjoy the fresh air, this outdoor area is sure to impress. Furthermore, there is ample parking available with space for two vehicles on the drive, along with a large garage and a garden shed for additional storage.

This residence is perfectly situated in a prime location, allowing easy access to the charming amenities of Tobermory, including local shops, cafes, and the stunning coastline. If you are looking for a home that combines comfort, stunning views, and a vibrant community, this property is not to be missed. Embrace the opportunity to make this delightful house your new home.

Living Room

A bright and spacious living room featuring stunning sea-facing views, a cosy log burner for warmth and ambiance, and direct access to the hallway, creating a seamless flow through the home.



Kitchen

A bright, well-organised kitchen designed for functionality, featuring ample storage, a garden view, and direct access to the back porch and garden for effortless indoor-outdoor living.



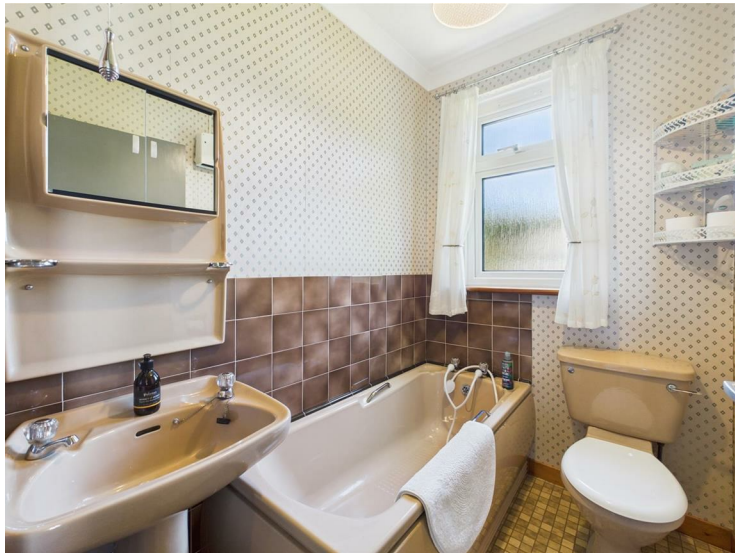
Dining Room

A warm and inviting dining room with ample space, natural light, and garden views. It offers potential for conversion into a downstairs bedroom, enhancing flexibility and practicality.



Bathroom

A well maintained full bathroom featuring a bathtub, sink, and toilet. A large window provides ample natural light.



Bedroom 1

A generously sized double bedroom bathed in natural light, with a large window framing breathtaking sea views. Thoughtfully designed for both comfort and practicality, it boasts two spacious built-in cupboards, ensuring ample storage and a tidy, uncluttered feel.



Bedroom 2

A bright and spacious double bedroom overlooking the garden.



Bedroom 3

A spacious double bedroom featuring built-in storage for a streamlined and organised living space.



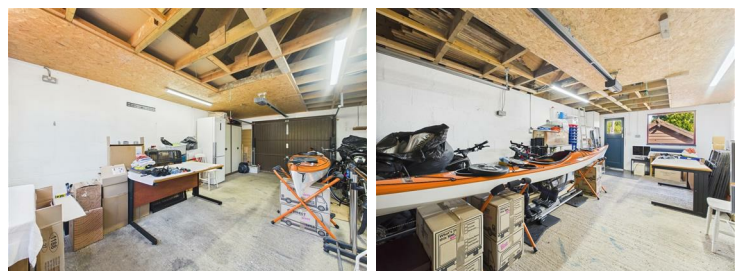
Loft room with shower

This attic space offers a unique and functional layout, featuring a built-in shower for added convenience. The space provides flexibility for various uses, whether as a private retreat, guest accommodation, or an additional living area.



Garage

A spacious and versatile garage with electric supply offering ample storage and workspace. Featuring a concrete floor and secure motorised metal door, this well-lit space is ideal for vehicle storage, DIY projects, or outdoor equipment. A functional and adaptable space to suit a variety of needs.



Garden Shed

A practical and spacious garden shed with electric supply and shelving, ideal for storing tools, equipment, and seasonal supplies. With ample room for gardening essentials, it offers a convenient workspace for potting plants and outdoor maintenance. Secure and easily accessible, it's a valuable addition for keeping your garden well-organised and functional.



External



Location

Tobermory, the jewel of the Isle of Mull, is a beautiful seaside town situated on the northeast coast and the largest settlement on the island. Originally built as a fishing port in the 18th century, it remains a vibrant and sought-after location for both residents and visitors.

The town enjoys excellent connectivity, with regular ferry services from Tobermory, Fishnish, and Craginure, along with a good road network linking the northeast to the Ross of Mull in the southwest. Just a short drive away, the stunning white sands of Calgary offer breathtaking coastal scenery.

Tobermory boasts an array of fantastic eateries showcasing local produce, unique craft shops, and outstanding amenities—including a picturesque 9-hole golf course. Every October, the island hosts the famous Mull Rally, where Tobermory plays a key role in providing accommodation and hosting events for competitors and spectators.

Disclaimer

We endeavour to make our property particulars accurate and

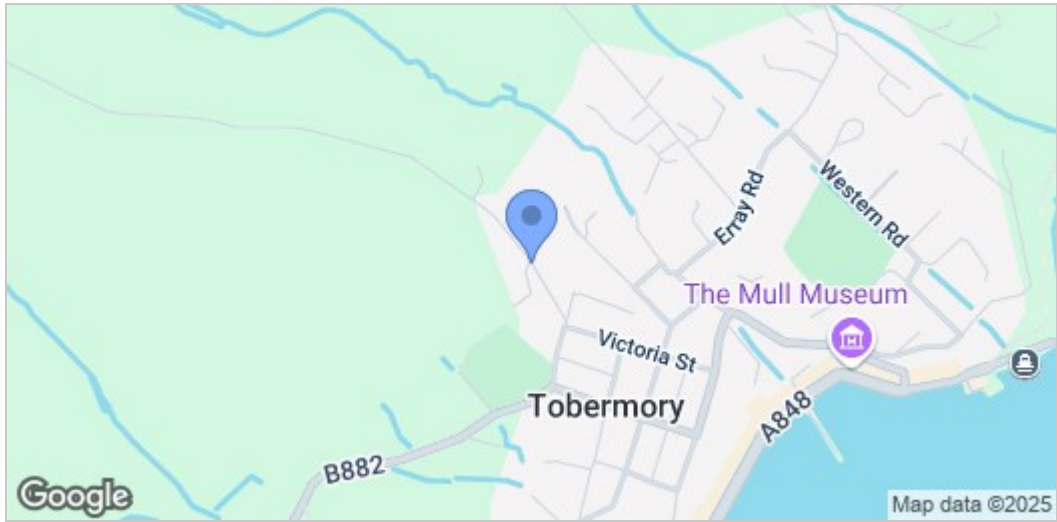
reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or 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: D

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 2 Building 1</p>	 <p>Ground Floor Building 2</p>	<p>Approximate total area⁽¹⁾ 123.6 m²</p> <p>Reduced headroom 3.4 m²</p>
 <p>Ground Floor Building 3</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	28	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

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