



PETER MURPHY & Co
ESTATE AGENTS



29 Riverside Court, Isle Of Mull, PA75 6RF

Offers Over £130,000

29 Riverside Court is a fantastic first floor flat in a desirable location. This 2 bedroom property is set in the very popular town of Tobermory, Isle of Mull. External door opens to hallway with large storage cupboard and leading to all rooms. There are 2 double bedrooms, both with fitted wardrobes. The spacious lounge has ample space for formal dining and leads to the well appointed kitchen and out the the balcony overlooking the communal rear gardens and offers riverside views. The bathroom completes the internal accommodation. There is off street parking to front.

ENTRANCE HALLWAY

External door opens to the hallway. Large storage cupboard.

LOUNGE/DINING ROOM

The bright and welcoming lounge has ample space for formal dining. Door to kitchen and balcony.



BALCONY

Accessed from the lounge the balcony overlooks the communal rear gardens and river.



KITCHEN

The well appointed kitchen has a good selection of wall and base units with worktops. Integral electric oven and hob. Window to rear



BEDROOM 1

This double bedroom has large fitted wardrobes and window to front.



BEDROOM 2

This double bedroom has a fitted double wardrobe and window to front.



BATHROOM

The bathroom includes wc, wash hand basin and bath with electric shower over.



EXTERNAL

Externally there are lawned communal gardens to side and rear. Off-street parking to front

REAR ELEVATION

RIVER VIEW



STREET VIEW



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.

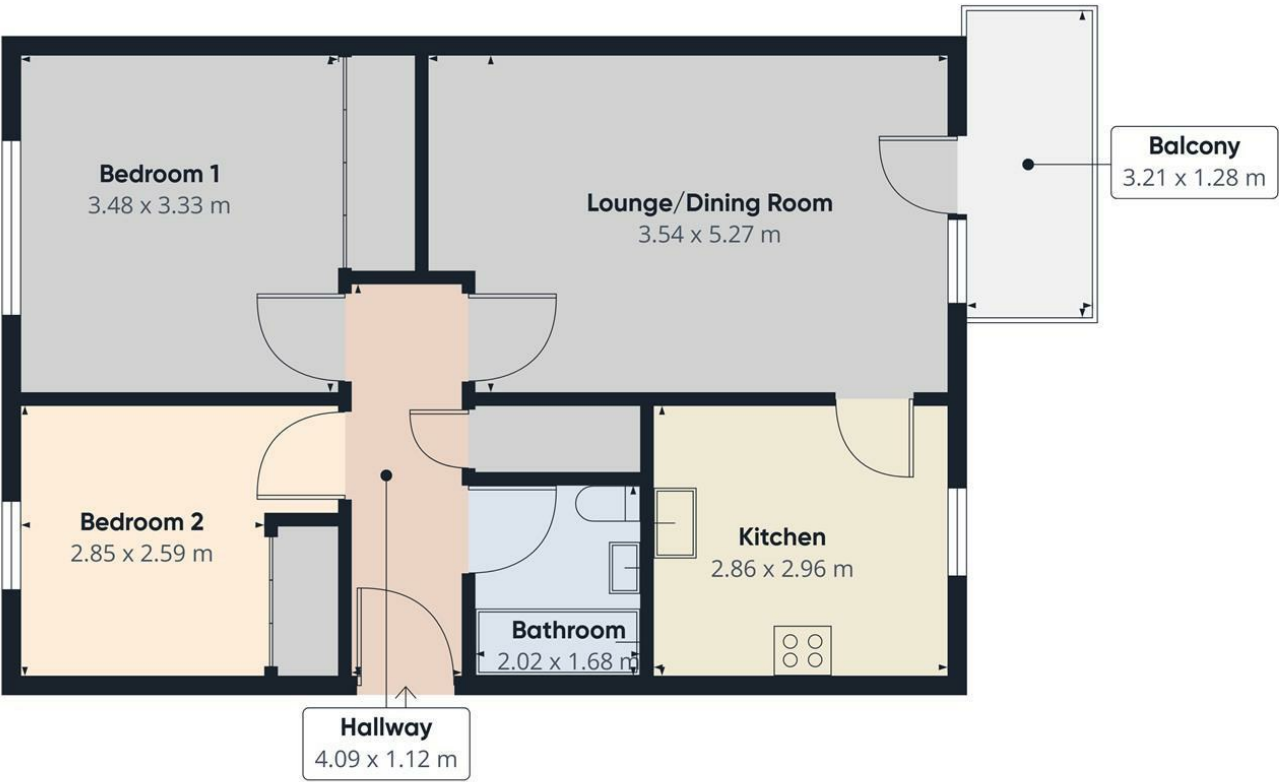
MISCELLANEOUS INFORMATION

Tenure - Freehold

Council Tax - Band C

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.



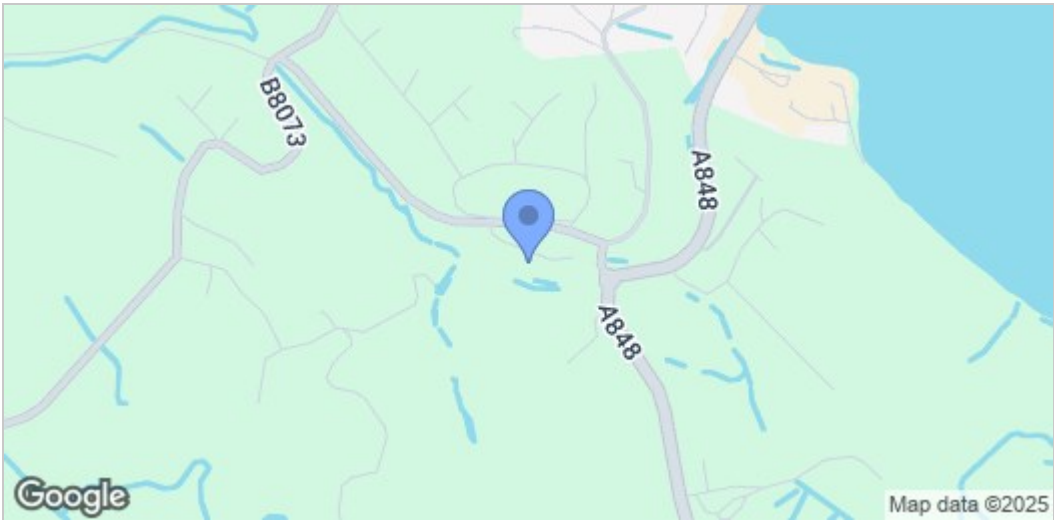
Approximate total area⁽¹⁾
58.3 m²

Balconies and terraces
4.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(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.