



PETER MURPHY & Co
ESTATE AGENTS



Tigh Faire Erray Road, Isle Of Mull, PA75 6PS Offers Over £255,000

A RARELY AVAILABLE 3 bedroom property with 2 bedroom loft conversion has panoramic sea views over Tobermory bay. The property benefits from its own spacious grounds, front and back with raised decking area overlooking Tobermory bay. The side entrance leads to utility room and then into the kitchen. Through the kitchen leads to the hall with dining room, living room and double bedroom all with access to the decking area. On the opposite side there are two double bedrooms. All downstairs bedrooms are complete with en suite. Entrance to the second floor is currently accessible via a fold down ladder located in the living room. Upstairs are two large double bedrooms and a well presented bathroom. Please note they and the access are not compliant with Building Regulations and are specifically excluded as accommodation. The property benefits from oil heating and is entirely double glazed. Currently used as a holiday let, the property currently achieves excellent occupancy rates throughout the year but perfect as a family home or long term rental. This is an amazing opportunity to purchase a unique property in a rarely available position in the town.

Living Room

Living room with front facing windows, access to deck and 1st floor via ladder



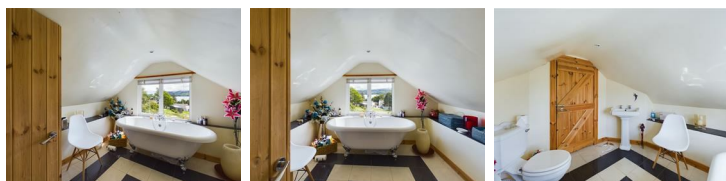
Kitchen

Kitchen with side facing windows, access from hall



Bathroom

1st Bathroom with front facing window, access from 1st floor landing



Dining Room

Dining room with front facing windows and access to deck.



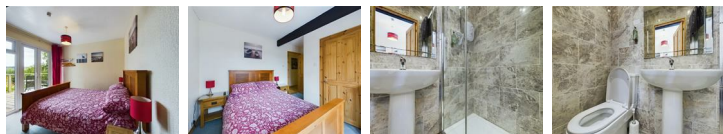
Utility Room

Utility rooms with rear facing window, access from hall and property side



Bedroom 1

Double bedroom with ensuite, access to deck and hall



Bedroom 2

Double bedroom with ensuite and rear facing window, access from hall



Bedroom 3

Double bedroom with ensuite and rear facing window. Access from hall



Bedroom 4

Double bedroom with side facing window, access from 1st floor hall



Bedroom 5

Double bedroom with side facing window, access from 1st floor hall



Property Front



Property Rear

Location

This property is located above the harbour town of Tobermory with beautiful views out over Tobermory Bay.

The entire island has excellent opportunities for sailing and sea fishing and marina with associated chandlery services. Tobermory has a thriving arts and cultural scene, first class schools, a golf course, superb restaurants, enterprising shops and a delicious bakery. Quite apart from being a 'must visit' holiday destination, Mull has become a very desirable place to live, offering a wonderful quality of life and a strong sense of community. It plays host to visitors from around the globe for various sporting and cultural events.

The island is famous for its extensive and varied wild life and sea life, flora and fauna, and fascinating geology which gives rise to breathtaking landscapes. Mull continues to lead the way in eco-tourism and the preservation of endangered species in particular sea eagles and golden eagles that inhabit the Munroe, Ben More, and seals and otters on the white sandy beaches. It is a wonderful island for walking, climbing and mountain biking.

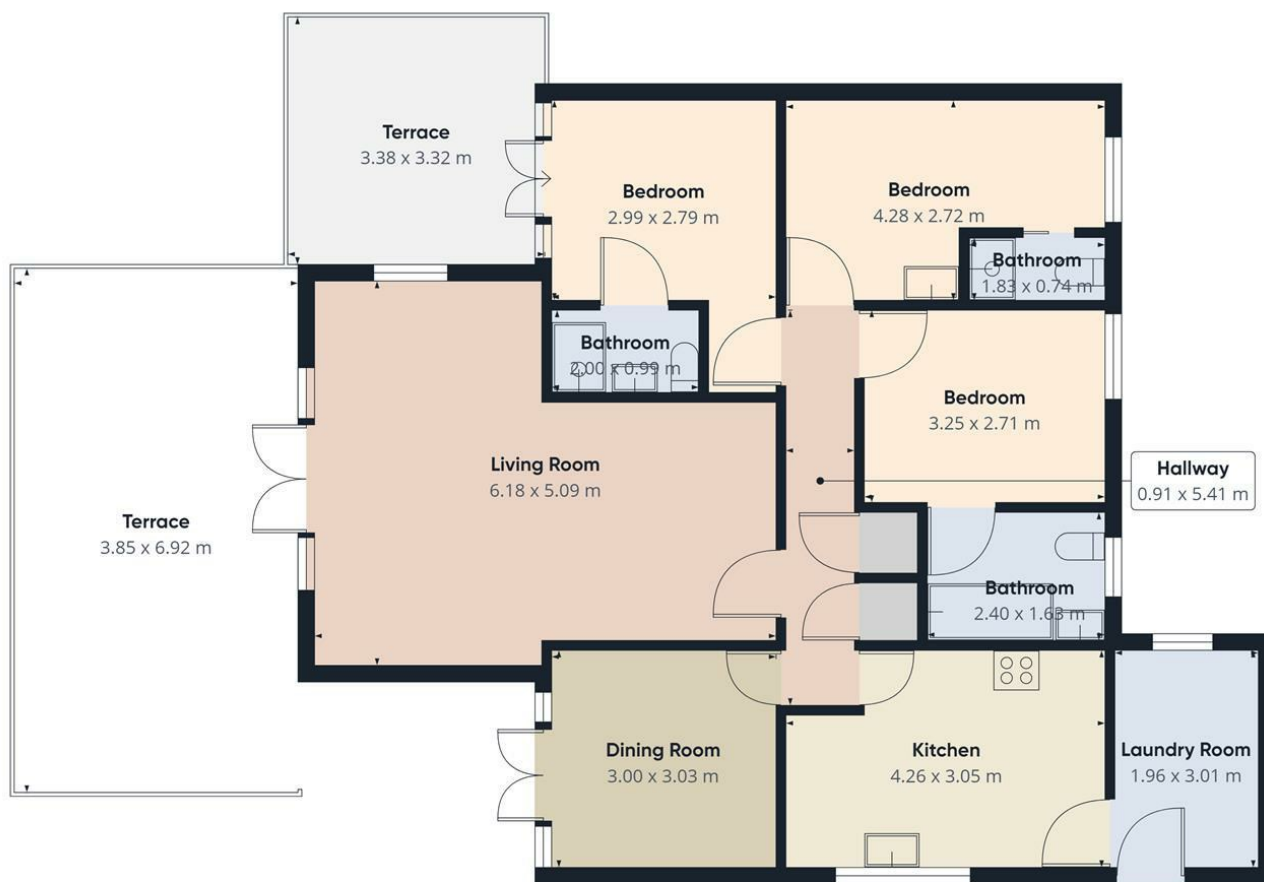
Disclaimer

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Miscellaneous

Council Tax Band: B

Tenure: Freehold

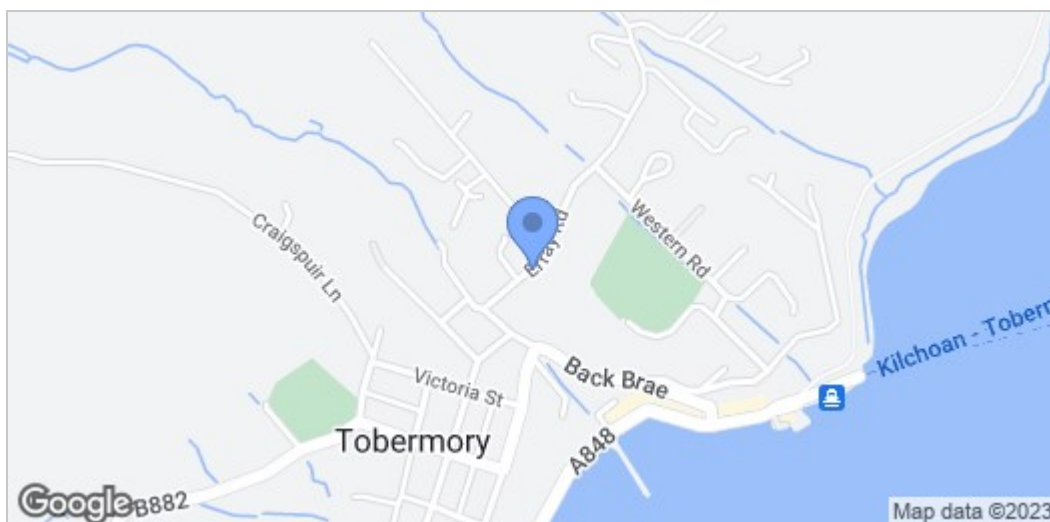


Approximate total area⁽¹⁾
95.63 m²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F		17	
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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