

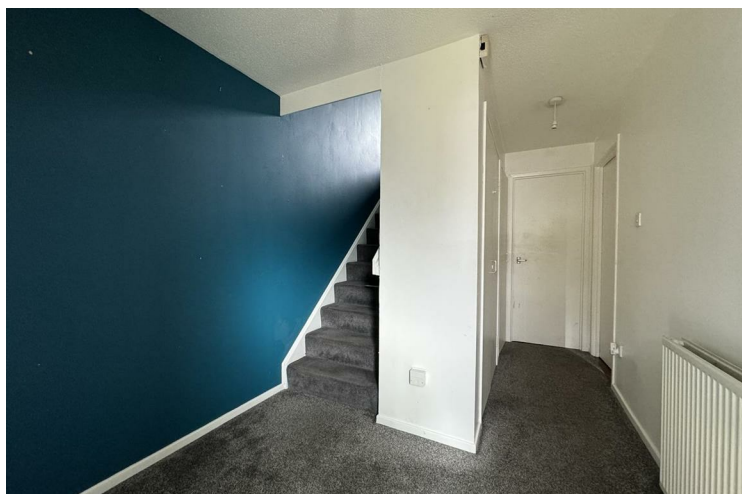


Innes & Mackay

17 Morefield Place, IV26 2TS

- TERRACED VILLA LOCATED IN A QUIET CUL-DE-SAC
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- TWO GENEROUS DOUBLE BEDROOMS
- ENCLOSED FRONT AND REAR GARDENS
- PARTIAL VIEW TO THE FRONT OF LOCH BROOM & VIEW OF GOLF COURSE TO THE REAR
- IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTOR
- HOME REPORT UNDER EPC LINK

**OFFER OVER
£150,000**



PROPERTY DESCRIPTION

This well-proportioned terraced villa is located in a quiet cul-de-sac in the popular village of Ullapool. Ideal for a first time buyer or buy to let investor, this property comprises vestibule, lounge, kitchen, dining room, two generous double bedrooms and bathroom. The property benefits from enclosed front and rear gardens and enjoys partial views to the front of Loch Broom and view to the rear of the golf course.

LOCATION

Ullapool is an attractive village in a beautiful part of the Highlands where residents and visitors can both enjoy the shops, harbour/marina, cafés and restaurants, as well as a wide array of outdoor activities and the spectacular scenery on offer in the area. The village has a nursery, local primary and secondary schools, a leisure centre and pool, Tesco supermarket, museum, health centre and other facilities and is set on the popular North Coast 500 route as well as being the ferry port for Stornoway. Inverness, the capital of the Highlands is some 55 miles south.

GARDENS

The enclosed front garden is laid to lawn and planted with a variety of plants and shrubs.. The rear garden is also enclosed and laid to lawn with a coal bunker. A gate to the rear provides access to a communal pathway which leads to a grassed area with partial views of Loch Broom and the

golf course.

ENTRANCE VESTIBULE

A door with opaque glazed panel opens from the garden into the vestibule which has windows to the front and side. A glass paneled door opens into the hallway.

HALLWAY

The hallway is open to the staircase and provides access to the lounge and kitchen. There is a double shelved cupboard providing ample storage and a deep under stair cupboard with light, shelving, coat hooks, wall mounted cabinet and housing the electric consumer unit and meter.

LOUNGE

4.71m x 3.19m (15'5" x 10'5")

This is a nicely proportioned room laid with carpet and has windows to the front looking over the garden. A multi-fuel stove set in a tiled hearth with wooden surround acts as a pleasing focal point of this comfortable room. Access is provided to the dining room and hallway.

KITCHEN

3.22m x 3.11m widest points (10'6" x 10'2" widest points)

Located to the rear of the property, the kitchen is fitted with a combination of wall mounted and floor based units with worktop incorporating a stainless steel sink with drainer. This room is open to the dining room and provides access



to the enclosed rear garden.

DINING ROOM

2.40m x 2.338m (7'10" x 7'8")

This room is laid with laminate flooring and provides ample space for dining furniture. There is a window to the rear elevation looking out to the garden and hills beyond. This room is open to the kitchen and access is provided to the lounge.

STAIRCASE TO LANDING

The carpet staircase proceeds to the landing where access is provided to the two bedrooms and bathroom. There is a storage cupboard fitted with shelving and a hatch to the loft space.

BEDROOM 1

4.69m x 2.90m widest points (15'4" x 9'6" widest points)

This generous sized double room is set with windows to the front looking over the garden with restricted views across to Loch Broom and the surrounding hills. This room is laid with carpet and benefits from a a deep fitted wardrobe with hanging rail and shelf. There is a single storage cupboard fitted with shelving and housing the hot water tank.

BEDROOM 2

4.20m x 2.90m (13'9" x 9'6")

Bedroom two is another good-sized double room, located to the rear of the property with a window looking across the golf course to the surrounding hills. This room also benefits from a double integral wardrobe and single storage cupboard. Carpet completes this room.

BATHROOM

2.11m x 1.70m (6'11" x 5'6")

The bathroom is furnished with a wash hand basin, WC, bath with newly fitted electric shower and wall mounted vanity unit. This room is laid with vinyl and has a window to the rear elevation.

PARKING

Shared parking

HEATING

Solid fuel central heating.

GLAZING

Double glazing

COUNCIL TAX BAND - D

EPC BAND - C



SERVICES

Mains water, drainage, electricity, television and telephone points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fittings.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.

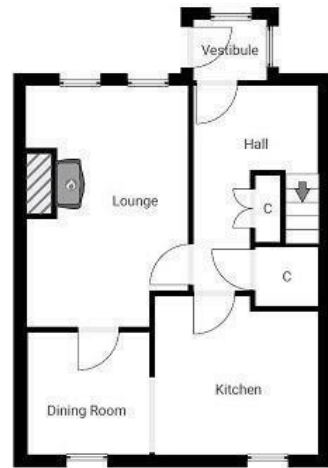
DIRECTIONS

From Inverness follow the A9 north. Take the second exit onto the A835 at the Tore roundabout. At the next roundabout continue on the A835 to Ullapool, then follow the signs for the north (Lochinver). Take the first left after the bridge over Ullapool

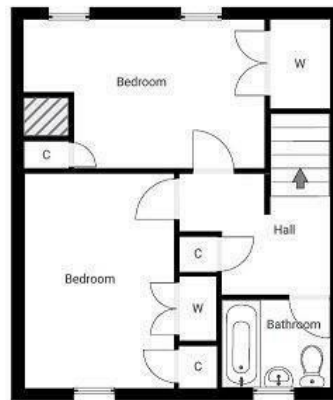
River (before you reach the golf course) into Kanachrine Place. Continue on towards the very end of Morefield Place where number 17 is located in the cul-de-sac on the right hand side.







Ground Floor



First Floor

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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