



Innes & Mackay

## ARD-COILLE, 27 BRAES, ULLAPOOL, IV26 2SZ

- DETACHED BUNGALOW LOCATED IN THE POPULAR BRAES AREA OF ULLAPOOL
- ENJOYING BEAUTIFUL VIEWS ACROSS LOCH BROOM
- MODERN KITCHEN AND BATHROOM
- THREE DOUBLE BEDROOMS - ONE WITH ENSUITE
- DETACHED DOUBLE GARAGE
- LARGE ESTABLISHED REAR GARDEN

**OFFERS OVER  
£415,000**





## PROPERTY DESCRIPTION

Located in the popular Braes area of Ullapool, Ard-Coille is a modern detached bungalow enjoying beautiful views across Loch Broom. The property which has recently been updated boasts a comfortable lounge, stylish kitchen and bathroom, two double bedrooms, study/third bedroom, ensuite shower room, double garage and large established gardens to the rear. Early viewing is recommended to appreciate the accommodation and views on offer with this desirable property.

## LOCATION

Ard Coille is set high on the Braes, which is a sought after residential location on the outskirts of the village of Ullapool. Its west facing, elevated position gives the house panoramic views of Lochbrom and the surrounding hills. Residents and visitors enjoy the shops, cafés and restaurants as well as outdoor activities and the spectacular scenery. There is a primary and a secondary school, a leisure centre and pool, a museum, a health centre and other facilities. Ullapool is on the popular North Coast 500 route and is the ferry port for Stornoway.

## GARDENS

A wooden gate to the front of the property opens to the driveway, proceeding to the house and detached double garage. The front garden area is enclosed with mature hedging. A gate to the side of the property provides access

to the rear garden. The enclosed large garden is laid to lawn and planted with an abundance of flower, plants and shrubs. The garden stretches down to the road and enjoys beautiful views of Loch Broom. A pleasing feature of this garden is the pond which is surrounded by plants and flowers. To the side of the property is a lean-to greenhouse, raised beds and a south facing patio area.

## PORCH

The entrance porch has ample storage room for outdoor wear. A glazed door opens into the hallway.

## HALLWAY

The open and welcoming hallway is laid with carpet and provides access to the kitchen, bathroom and two bedrooms. There is a seating area with a shelved alcove and window to the front elevation.

## KITCHEN

5.81m x 5.04m (19'0" x 16'6" )

The modern Howden's kitchen is fitted with a combination of wall mounted and floor based units with quartz worktop, sink with drainer and Lamona ceramic hob with extractor hood. Integrated kitchen appliances include double oven, microwave, fridge freezer, dishwasher and washing machine. There is a small breakfast bar and seating area. A double cupboard houses the gas boiler and water tank. Herringbone flooring and large windows to the front elevation complete this room.



## LOUNGE

5.76m x 4.58m (18'10" x 15'0")

The lounge is laid with carpet and has a large patio door enjoying stunning views over the garden towards Loch Broom. A pleasing focal point of this room is the wood burning stove with Caithness stone hearth and a stone feature wall.

## BEDROOM 1

4.28m x 3.31m (14'0" x 10'10")

Located to the rear, this double bedroom is laid with carpet and benefits from a single integral wardrobe. This room enjoys views over the garden towards Loch Broom. Access is provided to the ensuite shower room.

## ENSUITE

3.29m x 2.40m (10'9" x 7'10")

The ensuite is furnished with a wash hand basin, WC, bidet, shower cubicle with electric shower and heated towel rail. This room is laid with carpet and has a window to the front elevation.

## OFFICE/BEDROOM 2

4.05m x 2.91m (13'3" x 9'6")

This room is located between the hallway and bedroom 1. It is currently used as a study but designed as a bedroom, this spacious room has a window looking over the garden to the view. This room is also fitted with two wardrobes.

## BEDROOM 3

3.90m x 2.88m (12'9" x 9'5")

Bedroom three is another double room located to the front of the property.

## BATHROOM

3.23m x 3.05m (10'7" x 10'0")

The stylish bathroom is laid with vinyl and furnished with a wash hand basin, WC, bath and shower cubicle with mains shower. There is a window to the rear elevation.

## HEATING

LPG gas central heating

## GLAZING

Double glazing

## GARAGE/PARKING

Detached double garage with power.

## COUNCIL TAX BAND - F

## EPC BAND - E

## SERVICES

Mains water, shared septic tank drainage, electricity, telephone and TV points.

## EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window





fittings.

## VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.

## DIRECTIONS

From Inverness take the A9 road north. At the Tore roundabout take the second exit to the A835. At the next roundabout, take the A835 for Ullapool. Just before Ullapool, after the 40mph signs, turn right where sign-posted "Braes". follow the road (single track in places). Turn left up the hill at the junction and continue up and round a sharp bend. Ard Coille is the second house on the right. Park on the road and go through the wooden gate to the house.











Illustration for identification purposes only. Measurements are approximate, not to scale. Fourtats.co © (ID1174029)

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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