

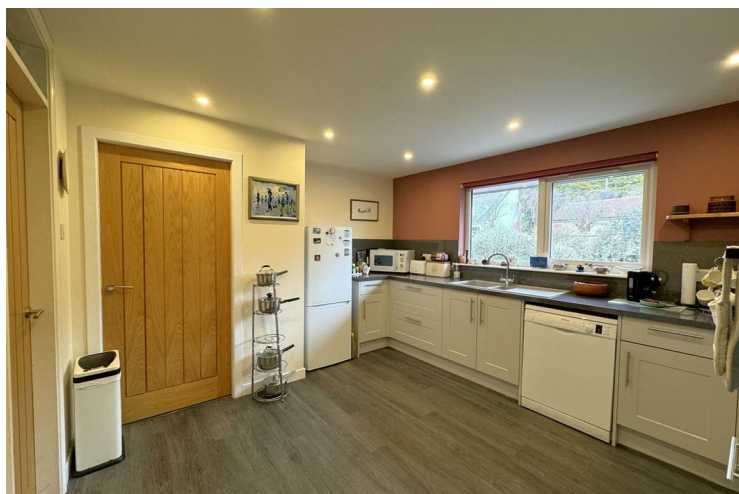


Innes & Mackay

The Kist, Moss Road, Ullapool, IV26 2TF

- SPACIOUS DETACHED BUNGALOW
- THREE BEDROOMS
- MASTER EN-SUITE SHOWER ROOM
- AMPLE OFF ROAD PARKING
- OIL CENTRAL HEATING
- IDEAL FAMILY HOME
- CLOSE TO LOCAL AMENITIES

**OFFERS OVER
£325,000**



DESCRIPTION

This detached three bedroom bungalow is located in the popular village of Ullapool, ideally located close to local amenities. The property which boasts spacious accommodation throughout benefits from double glazing, gas central heating and enclosed gardens.

LOCATION

Ullapool is an attractive North-West Coast village and a popular tourist destination which is on the NC500 Route and the ferry port for Stornoway. It is a cultural and commercial centre for the area and is surrounded by magnificent scenery. Residents and visitors enjoy outdoor activities including walking and watersports as well as the leisure centre, Arts Centre, Theatre and the many cafés, shops, hotels and restaurants. Ullapool has a Primary and Secondary school and a supermarket.

GARDENS

The lengthy tarmac driveway to the front of the property provides ample parking. There is an area laid to lawn and bordered with a variety of plants, mature shrubs and trees. The rear garden is predominately laid to lawn and boasts a timber summer house. A patio area, which can be accessed via with lounge, is laid with modern paving slabs providing a nice area to enjoy the sun.

ENTRANCE VESTIBULE

The front door opens into the entrance porch. A glazed door opens into the hallway.

HALLWAY

The front door opens into the entrance porch. A glazed door opens into the hallway.

LIVING/DINING ROOM

6.07m x 5.39m (19'10" x 17'8")

This spacious room is laid with carpet and has a large patio door to the rear garden. There is ample space for dining furniture and access is provided through to the bedroom.

KITCHEN

4.02m x 3.38m (13'2" x 11'1")

The modern kitchen is fitted with a combination of wall mounted and floor based units with laminate worktop, 1 1/2 bowl sink with drainer, Lamona ceramic hob and extractor hood and integrated oven and space for a fridge freezer and dishwasher. Access is provided to the utility room and hallway. Vinyl flooring completes this room.

UTILITY ROOM

3.01m x 2.73m (9'10" x 8'11")

The utility room is laid with vinyl flooring and fitted with wall mounted and floor based units with worktop, sink with



drainer and space for a washing machine and tumble dryer. There is a double storage cupboard fitted with shelving and a window to the rear elevation.

BEDROOM 1

4.48m x 4.25m (14'8" x 13'11")

This double bedroom is laid with carpet and has a window to the rear elevation. Access is provided to the dressing room.

DRESSING ROOM

3.28m x 2.77m (10'9" x 9'1")

This room is laid with carpet and fitted with wall mounted wardrobes and dressing table. There is a window to the front elevation and access to the ensuite shower room.

EN-SUITE SHOWER ROOM

2.34m x 1.57m (7'8" x 5'1")

The ensuite is furnished with a wash hand basin, WC and shower cubicle with mains shower. This room is laid with vinyl flooring and there is a window to the front elevation.

BEDROOM 2

3.43m x 3.04m (11'3" x 9'11")

Located to the rear, bedroom two is a double room laid with carpet. This room benefits from a double integral wardrobe.

BEDROOM 3

3.08m x 2.95m (10'1" x 9'8")

The third bedroom is another well-proportioned double room, laid with carpet. This room also benefits from a double integral wardrobe and has a window to the rear elevation.

SHOWER ROOM

3.18m 2.21m (10'5" 7'3")

This room is laid with vinyl flooring and furnished with a wash hand basin with fitted storage below, WC, large walk in shower cubicle with mains shower. There is a window to the front elevation.

STUDY

2.17m x 1.83m (7'1" x 6'0")

This room would be an ideal office space. There is a window to the front elevation.

HEATING

Oil fired central heating.

GLAZING

Fully double glazed.

PARKING

Ample driveway parking.

COUNCIL TAX

Band F



EPC

Band D

EXTRAS INCLUDED

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

SERVICES

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

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay Property (01463) 251200.





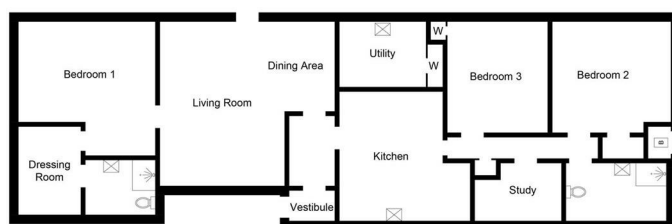


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1174028)

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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



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