

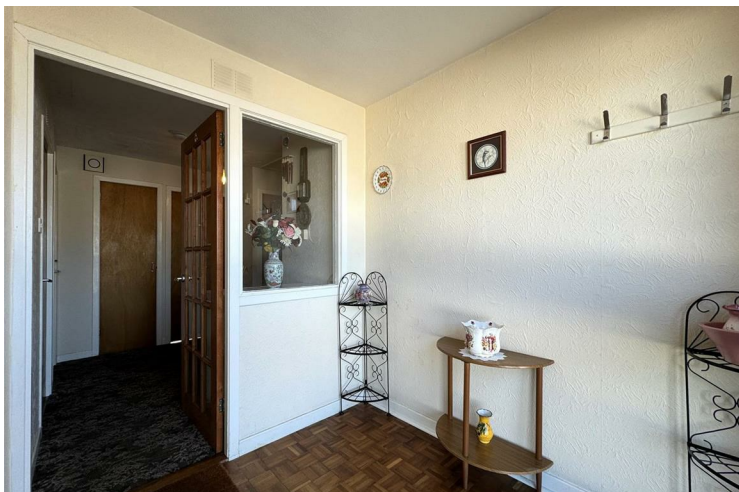


Innes & Mackay

COLINDALE, 7 RIVERSIDE TERRACE, ULLAPOOL, IV26 2TE

- DETACHED THREE BEDROOM BUNGALOW
- IDEALLY LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- WELL-PROPORTIONED ACCOMMODATION
- LARGE PLOT
- DETACHED GARAGE
- AMPLE PARKING

**OFFERS OVER
£240,000**



PROPERTY DESCRIPTION

Located in the popular village of Ullapool, this detached bungalow is ideally situated within walking distance of local amenities. The property which offers lounge/dining room, kitchen, utility, WC, three bedrooms, shower room also benefits from a large enclosed garden and detached garage. Viewing is recommended to appreciate the generous accommodation on offer with this property.

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

To the front, access is gained via wrought iron gates opening onto the driveway with a path leading to the front door. The gardens here are laid with gravel and bark with and bordered with a variety of plants giving a pleasing external appeal to the property. There is a detached single garage with power to the side. The rear garden is predominantly laid with gravel and enjoys a selection of

mature trees, shrubs and plants and there is an area laid to lawn with a greenhouse. A pleasing focal point of the garden is the timber summer house with small patio area, providing a nice place to enjoy the sunshine.

ENTRANCE PORCH

2.04m x 1.85m (6'8" x 6'0")

The front door opens into the porch. Access is provided to the hallway.

HALLWAY

The hallway is laid with carpet and provides access to the lounge, kitchen, three bedrooms and bathroom. There are two cupboards providing ample storage and a hatch with ramsay ladder to the partially floored loft space.

LOUNGE/DINING ROOM

6.54m x 6.24m widest points (21'5" x 20'5" widest points)

The L-shaped lounge/dining room is laid with carpet and benefits from a good degree of natural light courtesy of windows to the front and side elevations. A feature of the living space is the electric fireplace with tiled surround and wooden mantle. There is ample space for dining furniture and access is provided through to the kitchen.

KITCHEN

3.57m x 3.12m (11'8" x 10'2")

The kitchen is laid with vinyl and fitted with a combination



of wall mounted and floor based units with worktop, stainless steel sink with drainer, freestanding oven and washing machine. There is a window overlooking the rear garden and access is provided to the utility room.

UTILITY ROOM

1.96m x 1.45m (6'5" x 4'9")

The utility is laid with vinyl and provides access to the WC and rear garden.

WC

1.45m x 1.06m (4'9" x 3'5")

This room is furnished with a wash hand basin, WC and wall mounted vanity unit. There is a window to the side elevation.

BEDROOM 1

4.90m x 3.81m (16'0" x 12'5")

Bedroom one is a generous double room located to the front of the property. This room is laid with carpet and benefits from two double integral wardrobes.

BEDROOM 2

4.17m x 2.52m (13'8" x 8'3")

The second bedroom is another double room laid with carpet. This room benefits from an integral wardrobe and has a window to the rear elevation.

BEDROOM 3

3.23m x 2.92m (10'7" x 9'6")

Located to the rear elevation, bedroom three is a double room laid carpet and benefits from an integral wardrobe.

SHOWER ROOM

2.27m x 1.84m (7'5" x 6'0")

This room is furnished with a wash hand basin, WC, electric shower with seat and half height doors and wall mounted vanity unit. There is a window to the rear elevation and vinyl flooring completes this room.

GARAGE/PARKING

Detached single garage with workshop area to the rear. Ample driveway parking.

GLAZING

Double glazing

HEATING

Electric storage heating

COUNCIL TAX BAND - E

EPC BAND - F

SERVICES

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



EXTRAS INCLUDED

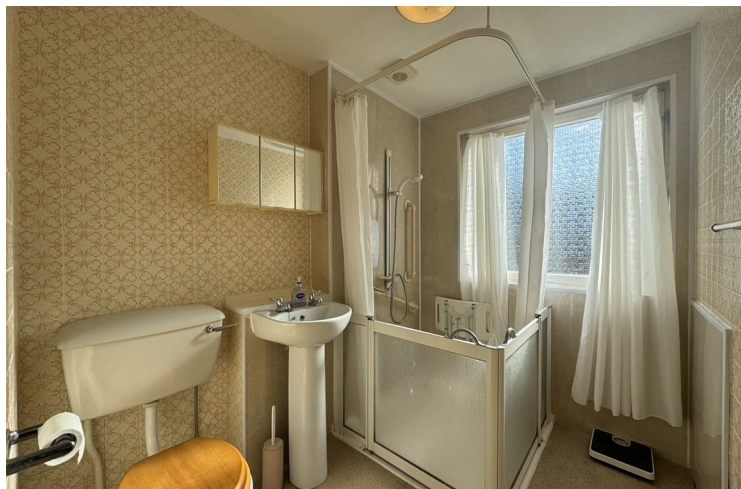
All fitted carpets, floor coverings, light fixtures and window fittings.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.







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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