

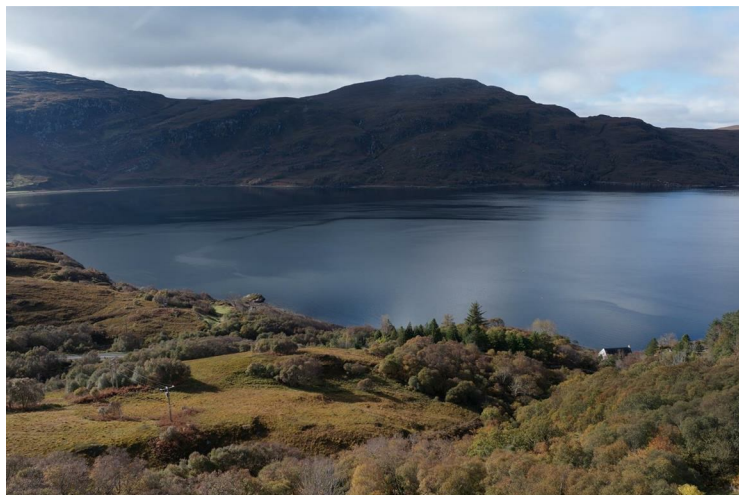


Innes & Mackay

**An Teallach, Braes,
Ullapool, IV26 2SZ**

- SPACIOUS 4 BEDROOM DETACHED FAMILY HOME
- SITTING ON APPROX. 2 ACRES OF LAND
- BEAUTIFUL OPEN VIEWS ACROSS TO AN-TEALLACH AND OUT TO BEINN GHOBHLACH
- GARAGE, SUMMER HOUSE AND OUTBUILDINGS
- AMPLE OFF-STREET DRIVEWAY PARKING

**Offers Over
£345,000**



PROPERTY DESCRIPTION

Sitting on approximately 2 acres of land, An Teallach is a spacious detached house enjoying beautiful views across Loch Broom. The property boasts a comfortable lounge, family room, kitchen with pantry, wet room, WC, study, four double bedrooms and shower room along with a garage and a number of outbuildings. Early viewing is recommended to appreciate the accommodation and views on offer with this desirable property.

LOCATION

An Teallach is set in a prime location on The Braes, a sought after residential area of Ullapool an attractive coastal village in Wester Ross. Its west facing, elevated position gives the house panoramic views of Loch Broom and the surrounding hills. Residents and visitors to Ullapool 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

The property is surrounded by sloped gardens, which are mainly laid to lawn, with an array of mature shrubs and trees. There is a wooden summer house, large polytunnel and shed located to the side. To the front is a sloped tarmac driveway leading to a paved area, providing ample space for parking. From here, steps lead to the decking area where the panoramic views can be enjoyed.

ENTRANCE HALLWAY

Part glazed door opens into the entrance hallway, where access is provided to the lounge and family room. There is a window to the side and rear together with a storage cupboard with hanging rail.

LOUNGE

8.88 x 3.98 (29'1" x 13'0")

The lounge, is a bright and spacious room, located to the rear elevation. A large bay window and two further windows allow a good degree of natural light. A pleasing focal point of this room is the woodburning stove. There is an electric freestanding fire, recessed shelf and French doors which open onto the decking area. Sliding glass doors provide access to the family room.

KITCHEN

3.23 x 3.19 (10'7" x 10'5")

The kitchen, laid with laminate flooring, is fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, gas hob, extractor hood, integrated double oven and dishwasher. There is a pantry located off the kitchen with shelving. Door opens into the covered walkway, with a further door leading to the garage.

FAMILY ROOM

7.36 x 3.63 (24'1" x 11'10")

The family room also benefits from a woodburning stove, set within a stone fireplace and brick hearth. There are French doors leading to the patio area, ideal for entertaining. Access is provided to the kitchen, rear hallway and entrance hallway.



REAR HALLWAY

Access is provided through to the study, wet room and carpeted stairs lead to the first floor landing.

STUDY

2.99 x 2.86 (9'9" x 9'4")

The study is laid with carpet with window to the side elevation.

Access is provided to the vestibule.

VESTIBULE

The vestibule is located to the front, with sliding door leading to the WC.

WC

1.60 x 1.06 (5'2" x 3'5")

This room is furnished with a WC and wash hand basin.

Windows to the front and side.

WET ROOM

2.03 x 1.74 (6'7" x 5'8")

The wet room is furnished with a WC, wash hand basin, walk-in shower with half height doors and handle rail. Attractive wet wall and vinyl flooring complete this room.

FIRST FLOOR LANDING

Carpeted stairs lead to the first floor landing. Access is provided to bedroom three and the shower room, with a hallway providing access to the further three bedrooms and two storage cupboards, one of which houses the hot water tank.

BEDROOM 1

5.07 x 3.99 (widest point) (16'7" x 13'1" (widest point))

The master bedroom, laid with carpet, is a bright and airy room courtesy of the window to the rear and two velux windows to the side. There is a WC, shower cubicle and sink located within this room, along with a large integral wardrobe providing good storage.

BEDROOM 2

4.48 x 2.65 (14'8" x 8'8")

Bedroom two is a spacious room with double windows to the rear, enjoying partial views of the loch. There is an integral wardrobe, sink and carpet complete this room.

BEDROOM 3

3.91 x 3.74 (12'9" x 12'3")

The third bedroom is a double room, laid with carpet, with freestanding wardrobes. Sink and window to the side elevation.

BEDROOM 4

3.40 x 2.95 (11'1" x 9'8")

Bedroom four is also a double room, located to the rear. Views can be enjoyed from the window here across the woodland, loch and beyond.

SHOWER ROOM

2.51 x 2.33 (8'2" x 7'7")

The shower room is furnished with a WC, wash hand basin with fitted storage below, shower cubicle housing mains shower and window to the side. Vinyl.



HEATING

LPG gas central heating.

GLAZING

Double glazing.

PARKING

Ample off-street driveway parking.

COUNCIL TAX BAND - F

EPC BAND - E

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, integrated appliances, summer house, polytunnel, shed and

outbuildings.

VIEWING ARRANGEMENTS

Through Innes & Mackay Property Department (01463) 251200.

DIRECTIONS

From Inverness take the A9 road north to the Tore roundabout where you take the second exit on to the A835. At the next roundabout, continue on the A835 road heading for Ullapool. Just before entering Ullapool, and directly after passing the 40 miles per hour signs, take the turn off to the right, sign-posted "Braes". Follow the road up the hill. Continue straight on at the 'y' junction and An Teallach is the second property on the right.







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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