

2 Riverside Terrace

ULLAPOOL, HIGHLAND, IV26 2XG



Exceptional opportunity to own a beautiful 4-bedroom detached home with stunning views towards Loch Broom and Beinn Ghobhlach and the opportunity to upgrade the property further, to increase your return on investment.



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This charming 4-bedroom detached bungalow is nestled in an attractive, quiet street, offering an uninterrupted view over to Loch Broom and Beinn Ghobhlach mountain, providing a peaceful and private ambience.

THE LOUNGE



Naturally flooded with light from sunrise in the kitchen to sunset in the lounge. The open fireplace, promises cosy evenings and relaxation in the flexible, spacious lounge and dining area.

THE KITCHEN/DINER



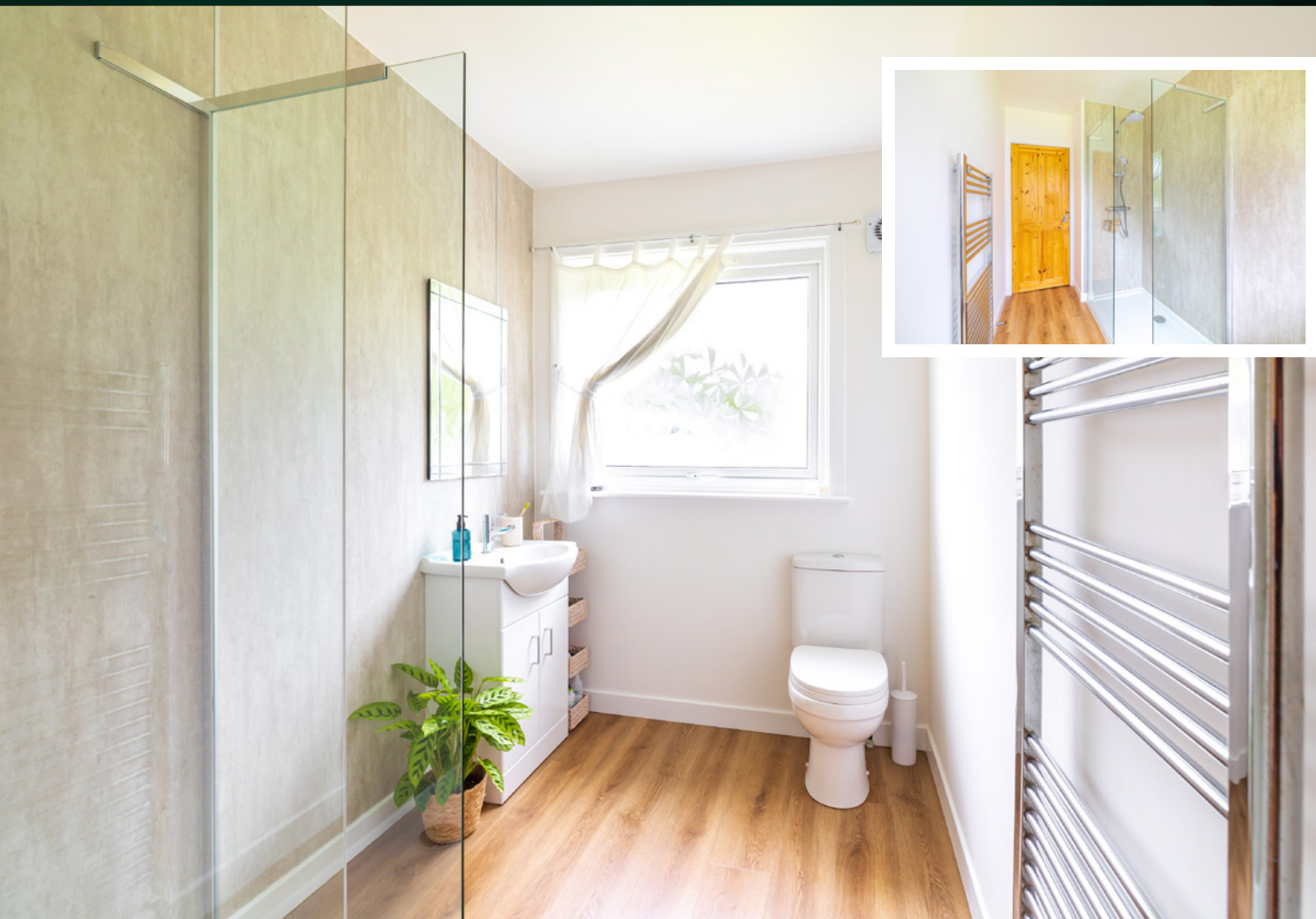
The dining kitchen area is perfect for both everyday meals and entertaining, featuring ample space for a large dining table. The property has oil central heating throughout. A convenient utility area with an additional WC adds to the home's practicality.





The recently installed modern bathroom boasts a high-quality walk-in shower, blending functionality with contemporary style. All three double bedrooms are generously sized, offering built-in storage and cupboard space, ensuring plenty of room for the whole family. There is a further good-sized single bedroom currently used as a bright and spacious office and a large loft that is partially floored, offering further storage space.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



The large windows throughout the home allow you to take in the picturesque surroundings from every room, making nature a part of your everyday life. Outside, the property continues to impress. A spacious driveway for at least five cars, while a large garage provides additional storage or parking. The wrap-around garden surrounding the property is a haven for nature lovers, attracting wild birds and offering a peaceful outdoor space to enjoy.

The views from this property are truly breathtaking. From the front of the house, enjoy uninterrupted vistas overlooking Loch Broom to Beinn Ghobhlach with only trees in the foreground and Ullapool River beyond creating a tranquil and secluded atmosphere.

This is an exceptional opportunity to acquire a spacious, well-maintained, non-traditional property at a great value, full of opportunity to further increase your return on investment whilst incorporating your own style to the assets and aesthetic of the home.

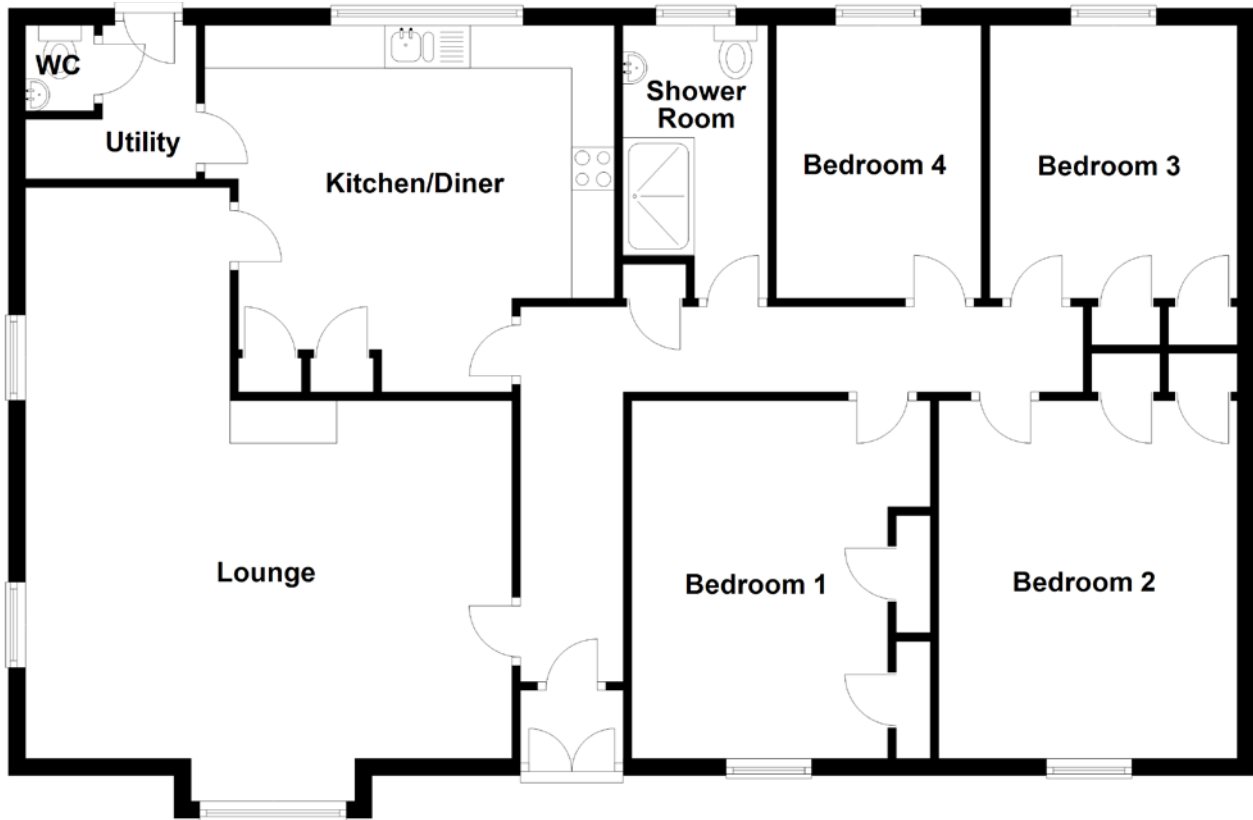
*The owners are also selling by separate negotiation a plot which can be accessed from Fraser Court behind the property, bordered with mature flowering shrubs, cherry blossom, rowan tree and fruit trees. They have investigated connections for electricity, water, and sewage. Previously approved for a 4-bedroom 1.5 1.5-storey home, 25 m from the current property with a wrap-around garden (Ref: 15/00443/FUL), and currently has Planning in Principle (Ref: 23/05761/PIP).

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

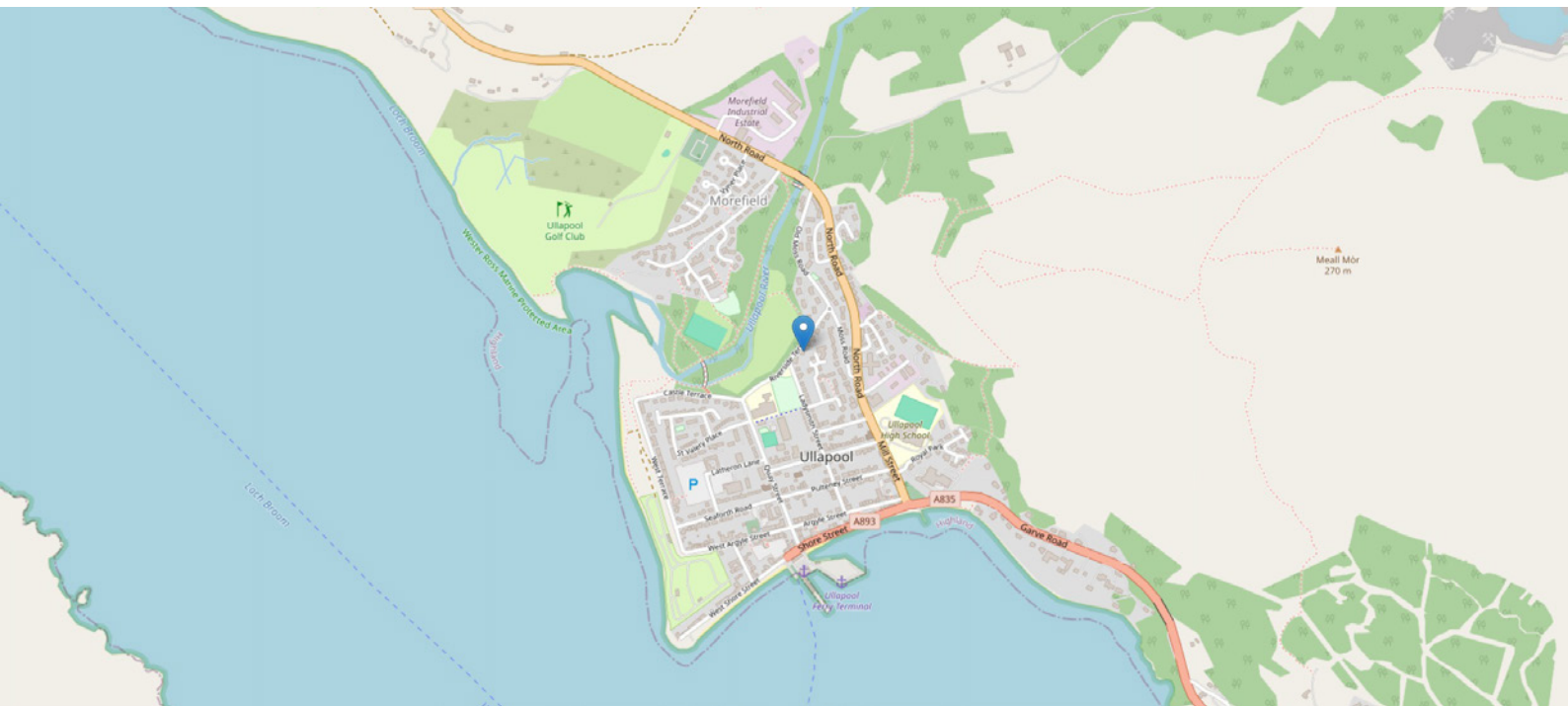


Approximate Dimensions
(Taken from the widest point)

Lounge	6.70m (22') x 5.70m (18'8")
Kitchen/Diner	4.80m (15'9") x 4.30m (14'1")
Utility	2.00m (6'7") x 1.80m (5'11")
WC	1.00m (3'3") x 0.80m (2'8")

Bedroom 1	4.20m (13'9") x 3.50m (11'6")
Bedroom 2	4.20m (13'9") x 3.50m (11'6")
Bedroom 3	3.20m (10'6") x 2.90m (9'6")
Bedroom 4	3.20m (10'6") x 2.40m (7'10")
Shower Room	3.20m (10'6") x 1.70m (5'7")

Gross internal floor area (m²): 124m² | EPC Rating: E



THE LOCATION

Welcome to the enchanting town of Ullapool, a charming fishing haven situated approximately 55 miles west of Inverness City Centre. Embark on a scenic journey along the A835, winding through breathtaking landscapes—just over an hour's drive filled with captivating places of interest and convenient rest stops on the way. Nestled in one of the least spoiled natural environments in the UK, Ullapool offers a wealth of attractions and activities. The town is adorned with brilliant local amenities, catering to both everyday living and the perfect holiday retreat.





Explore a diverse range of walks in the area, from mountain trails and rocky coasts to long inland footpaths, featuring some of the finest summits in the northwest Highlands. Ullapool serves as an ideal base for venturing into the surrounding countryside and touring Wester Ross and the Highlands. Additionally, a short ferry ride transports you to Stornoway and Lewis in the Outer Hebrides, expanding your horizons.

Golf enthusiasts will be delighted with the local golf course, which not only offers a challenging game but also provides stunning views of the surrounding landscapes. This course is a gem for both seasoned golfers and newcomers looking to enjoy the sport in an unparalleled setting.

Acclaimed as an outdoor paradise, Ullapool showcases a 'Scandinavian twinkle in winter and Canadian-style adrenaline in summer.' Voted one of the UK's top 10 outdoor destinations, the town guarantees an unforgettable experience. Whether you seek adventure or tranquillity, Ullapool invites you to embrace its unique charm and explore the wonders that make it a truly exceptional destination.



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