

# Am Fuaran, 66 Strathkanaird

ULLAPOOL, HIGHLAND, IV26 2TP



*A luxurious five-bedroom villa in the serene Strathkanaird, just seven miles from Ullapool*



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Welcome to Am Fuaran, a truly exceptional five-bedroom detached villa situated in the serene and picturesque hamlet of Strathkanaird, just seven miles north of the vibrant village of Ullapool. Surrounded by the unspoiled beauty of the Scottish Highlands, this property offers an unparalleled living experience with sweeping, panoramic views over the Strath.

# THE LOUNGE



Stepping inside, you are welcomed by a spacious entrance hall that immediately sets the tone for the rest of the home, featuring a unique glazed floor panel that adds a contemporary touch. The triple-aspect lounge is a true highlight, offering breathtaking views of the surrounding landscape from every angle. The cosy wood-burning stove creates a warm and inviting atmosphere, making it the ideal spot to relax after a day exploring the nearby hills and coastline.

# THE KITCHEN/DINER



The heart of Am Fuaran is undoubtedly the expansive, open-plan kitchen that seamlessly blends with the dining and family room. This space is perfect for entertaining guests or enjoying family meals, with large windows that flood the room with natural light. Adjacent to the kitchen is a practical utility room, providing ample storage and access to an additional ground-floor shower room, enhancing the home's functionality.

The ground floor comprises two well-appointed bedrooms, each with tiled shower cubicles and wash-hand basins, offering convenience and privacy. A stylish WC is also available on this level.

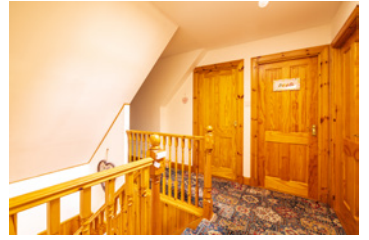
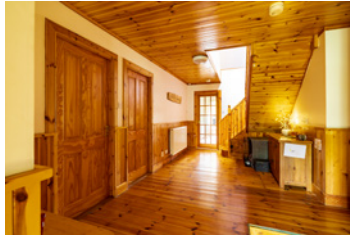
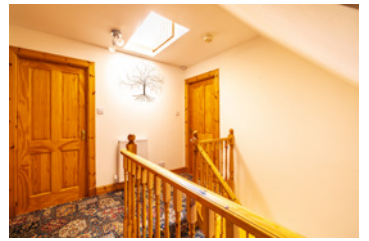
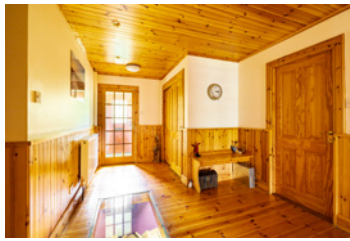


# THE UTILITY & SHOWER ROOM



# BEDROOM 5





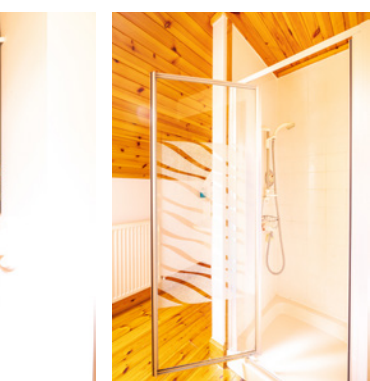
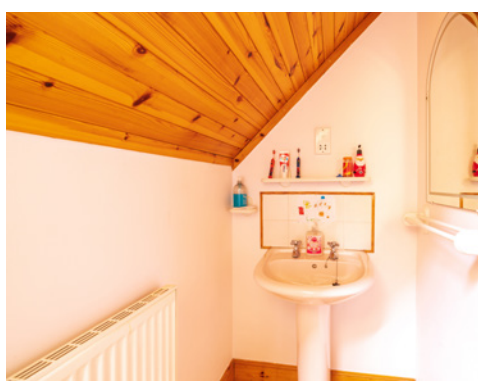
Ascending to the first floor, you will find three further bedrooms, each thoughtfully designed for comfort and relaxation. The primary bedroom is a luxurious retreat, complete with an en-suite shower room and large fitted wardrobes. Bedroom 2 is equally impressive, featuring a Jack and Jill shower room that can be accessed from both the landing and the bedroom, offering flexibility and convenience. The first floor also includes a small box room with a charming cabin bunk-style bed, perfect for children or as additional storage, and a dedicated study/office, ideal for those working from home.

# BEDROOM 1





# BEDROOM 2





# BEDROOM 3



Set within a generous plot of approximately 0.75 acres, the property not only boasts beautifully landscaped gardens but also includes a large polytunnel, and a charming stone byre/outhouse made up of 4 sections. This traditional structure presents an exciting opportunity for future developments, whether you envision a guest cottage, artist's studio, additional living space (subject to planning permission) or simply just storage. The potential for customisation makes this property a rare find.

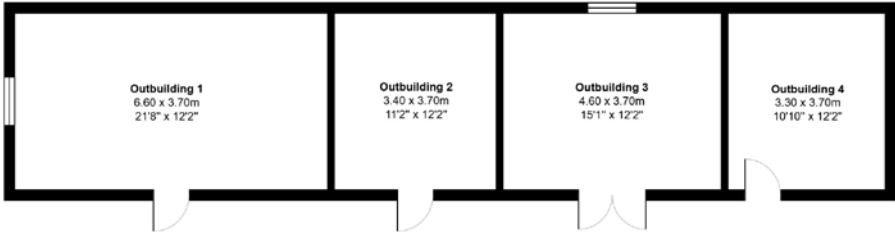
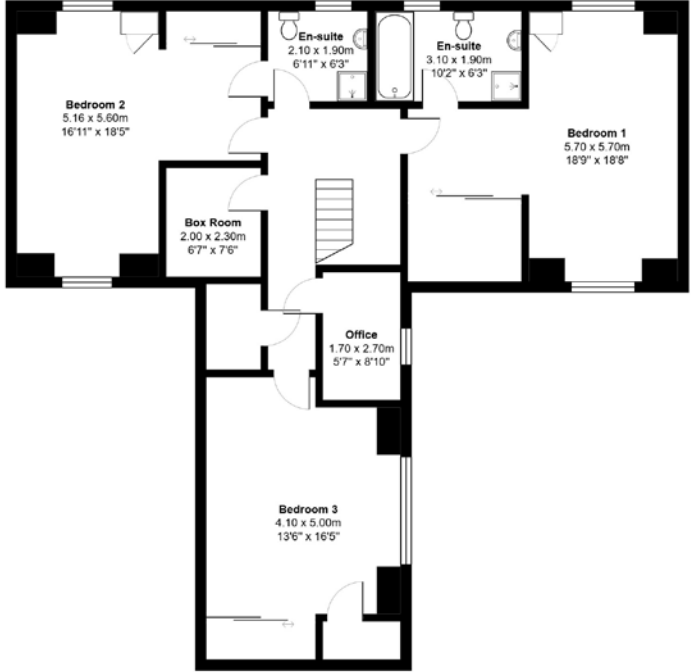
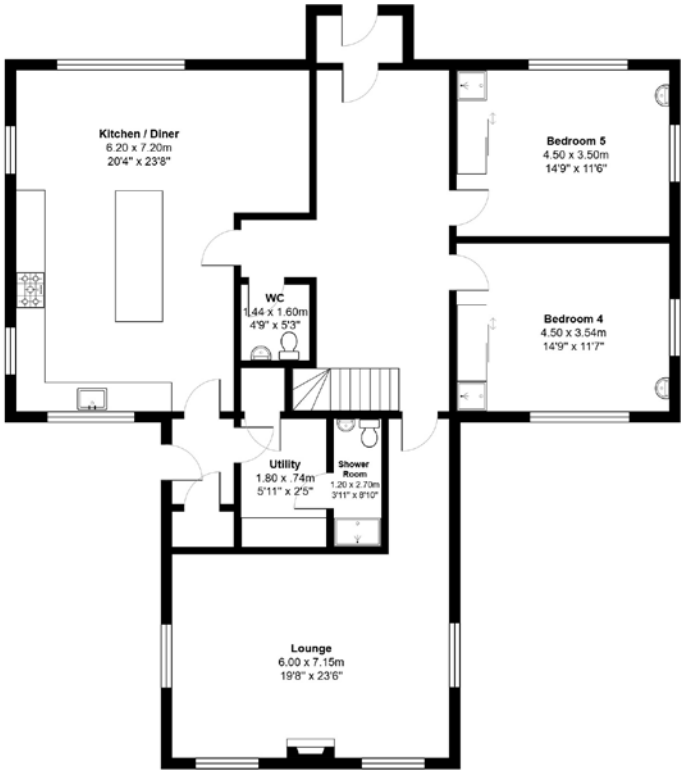
Am Fuaran is fully double-glazed and benefits from efficient oil-fired central heating, ensuring warmth and comfort throughout the year. This remarkable home is not just a place to live but a lifestyle choice, offering peace, privacy, and the opportunity to immerse yourself in the natural beauty of the Scottish Highlands.

# EXTERNALS



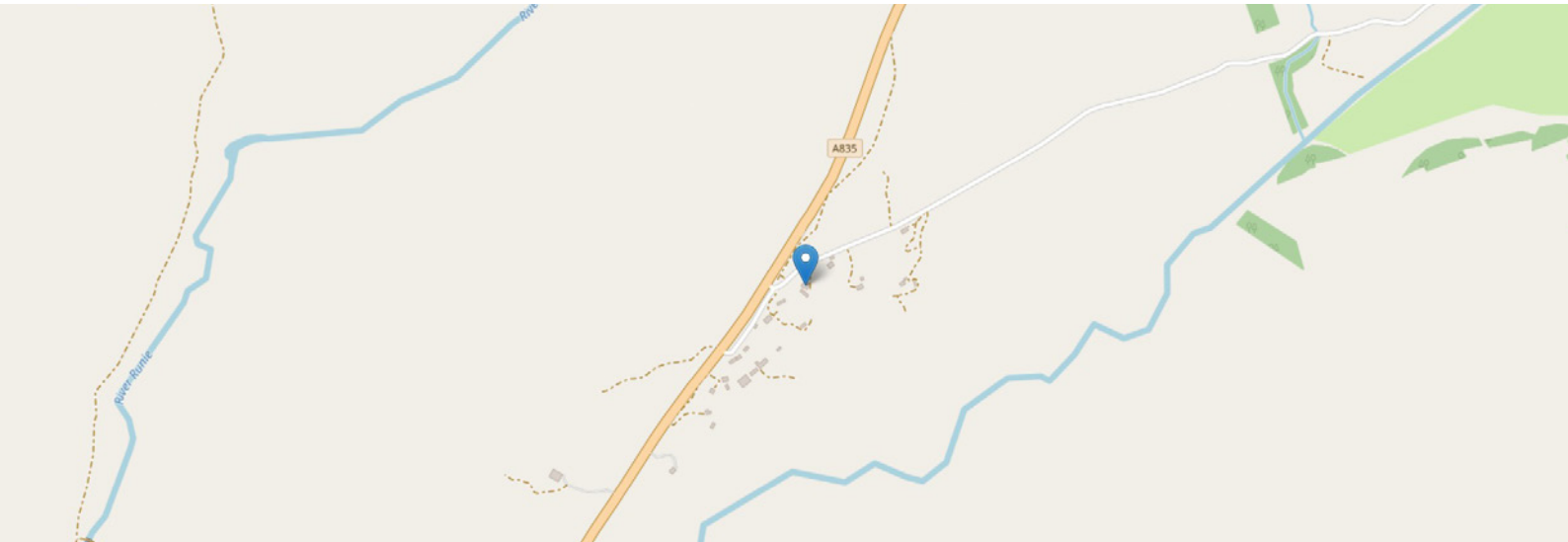


# FLOOR PLAN, DIMENSIONS & MAP



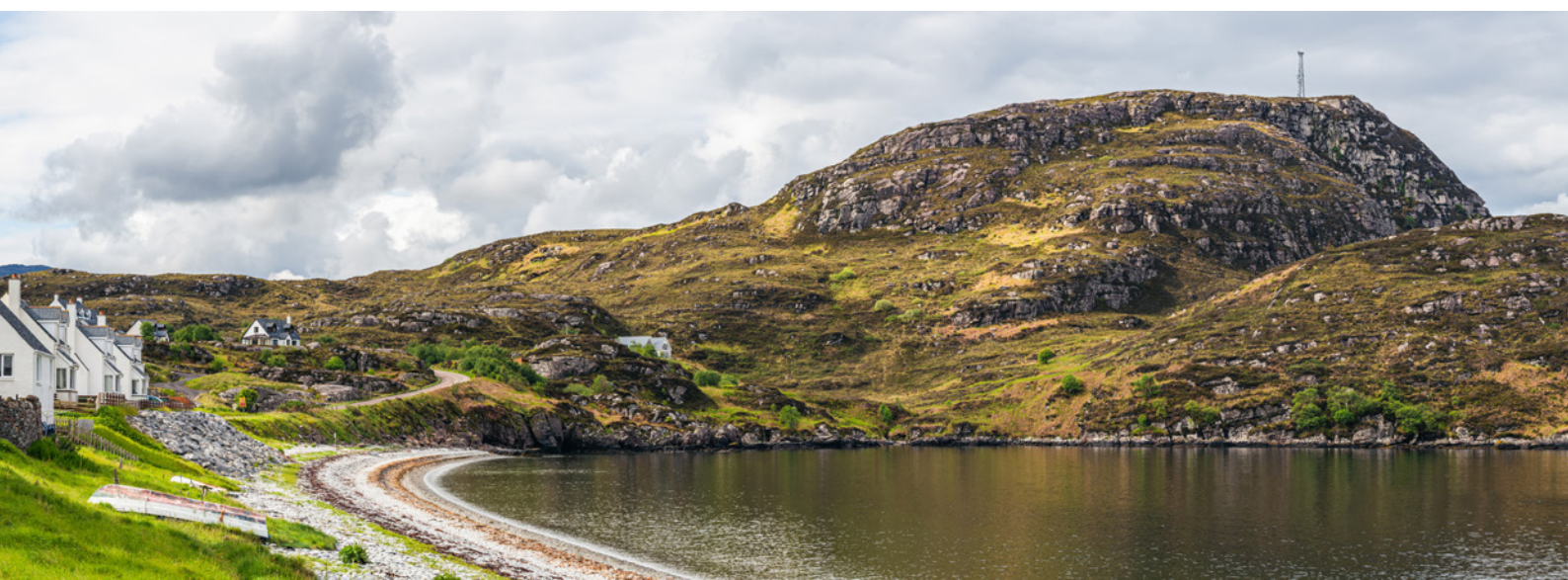
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 250m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Am Fuaran is nestled in one of the least spoiled natural environments in the UK, within the tranquil and remote crofting township of Strathkanaird, approximately seven miles north of the vibrant village of Ullapool in Wester Ross. Accessible via the main A835, this picturesque setting offers an ideal blend of rural serenity and convenient access to local amenities. Strathkanaird is a beautiful area characterised by a mix of private homes and traditional crofts, surrounded by breathtaking landscapes of rolling hills and pristine waters. It's the perfect location for those seeking a peaceful retreat with a strong sense of community.





Just a short drive away, Ullapool emerges as a lively and attractive village on the North-West Coast, known for its unique charm and as a key destination on the iconic NC500 Route. Ullapool serves as a cultural and commercial hub, offering an array of amenities and activities. The village is not only a popular tourist spot but also a gateway to the Isle of Lewis, with its ferry port providing regular crossings to Stornoway.

Ullapool is celebrated for its distinctive character, showcasing a ‘Scandinavian twinkle in winter and Canadian-style adrenaline in summer.’ Voted one of the UK’s top 10 outdoor destinations, the village guarantees an unforgettable experience. Whether you’re exploring the surrounding natural beauty, indulging in outdoor adventures, or enjoying the vibrant local culture, Ullapool offers something for everyone.

Residents and visitors can take advantage of various outdoor activities, including walking, water sports, and golfing. The village also boasts a leisure centre, an Arts Centre, a theatre, and a diverse selection of cafés, shops, hotels, and restaurants. Additionally, Ullapool is well-equipped with a primary and secondary school, a supermarket, a petrol station, and a local golf course, ensuring all the essentials are within easy reach.



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