

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Washing machine, tumble dryer, dishwasher, fridge and garden shed. Some items of furniture are available by separate negotiation.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

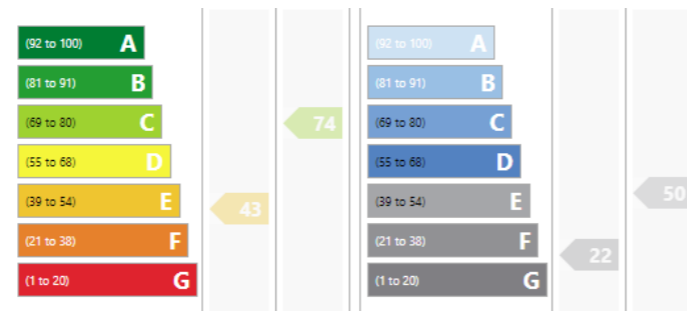
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £360,000
 A full Home Report is available via Munro & Noble website.



**Hartford House, 1 Argyle Street
 Ullapool
 IV26 2UB**

An imposing, end-terraced townhouse located in the heart of Ullapool which has five bedrooms, electric heating, garden grounds and off-street parking.

OFFERS OVER £358,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- End-Terraced Townhouse
- 5 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Electric
- Garden
- Parking
- Carport

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Ground Floor Bedroom



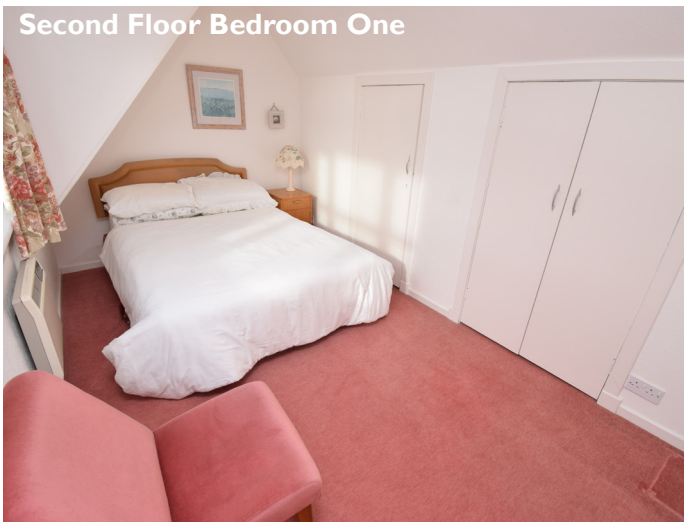
First Floor Bedroom One



First Floor Bedroom Two



Second Floor Bedroom One



Second Floor Bedroom Two



Kitchen/Dining Room



Kitchen/Dining Room



Formal Lounge



Property Description

Occupying a prime position in the picturesque fishing town of Ullapool, on the famous NC 500 route, Hartford House is substantial, five bedroomed townhouse with garden grounds that will appeal to families given its generous accommodation and its close proximity to the local primary and secondary school. The property is one of the oldest homes in the village, and resides next to the renowned Fowler Memorial Clock, and offers incredible views over the village, surrounding countryside and the beautiful shores of Lochbroom. Expanding over three floors, this home also benefits from double glazed windows, electric heating, and ample storage provisions, with a hallway cupboard, and four of the bedrooms boasting built-in storage facilities. Upon entering the property, you are met with an entrance hall, off which can be found a formal lounge and sitting room, both which are front facing, and benefit from open fires, perfect for cosy evenings indoors. Continuing on the ground floor, to the rear elevation is a double bedroom, a wet room with a wash hand basin, a WC and electric shower, a useful utility room (which gives access to the rear garden) and an open plan kitchen/dining room. This bright and spacious room offers adequate space for a large table and chairs for formal dining, whilst also having the advantage of a breakfast bar for informal dining. Its fitted with wall and base mounted units with worktops, plus a stainless steel sink with taps and drainer. Integral goods consist of an electric hob with fan over and an electric oven. Two large windows provide a profusion of natural light to flood the room throughout day, making this the perfect space for entertaining. From the entrance hall, stairs rise to the first floor which has a landing, and two double, front facing bedrooms, (one being double aspect) with wash hand basins. Between the bedrooms is a shower room which comprises a WC, a wet-walled shower cubicle with mains shower, and a wash hand basin. Further to this is the second floor which has a landing, and two double bedrooms, also with wash hand basins, with a handy WC located in-between. Both these bedrooms have combed ceilings and have the advantage of stunning, panoramic views over the village and bay. Outside, private parking for two vehicles lies to the front, with off-road parking located at the rear. Filled with a number of colourful shrubs, hedges and mature trees, the rear garden is a haven for keen gardeners and is fully enclosed by fencing and walling, providing privacy. It is a combination of paving, lawn and gravel, and sited here is a garden shed, lean-to, and carport. Hartford House is a pleasant and well-designed property, and its size and attractive gardens offer considerable scope. It will make a comfortable family home and early viewing is essential.

Ullapool is a idyllic fishing village and popular tourist destination on the West Coast of Scotland. For a small population of just 1500, the village boasts an impressive range of amenities, as well as a wide array of outdoor activities, as well as being the ferry port for Stornoway. Locally owned shops, pubs, bookstores, cafes, restaurants, bottle shop and music venues offer Scottish hospitality, and Tesco Supermarket, post office, bank, leisure centre, museum, gallery, golf course, schools and tourist information centre offer additional services.

First Floor Shower Room



Utility Room



Rooms & Dimensions

- Entrance Hall
- Formal Lounge
Approx 3.22m x 4.79m
- Kitchen/Dining Room
Approx 7.19m x 3.55m
- Utility Room
Approx 1.90m x 1.98m*
- Rear Hall
- Ground Floor Bedroom
Approx 3.13m x 3.16m
- Ground Floor Wet Room
Approx 1.81m x 1.89m
- Sitting Room
Approx 4.21m x 4.44m
- First Floor Landing
- First Floor Bedroom One
Approx 4.22m x 5.49m*
- First Floor Shower Room
Approx 1.58m x 1.57m
- First Floor Bedroom Two
Approx 4.70m x 3.52m*
- Second Floor Landing
- Second Floor Bedroom One
Approx 2.36m x 4.06m
- Second Floor WC
Approx 1.28m x 1.05m
- Second Floor Bedroom Two
Approx 3.02m x 2.32m

*At widest point

