



## Dogwood, Braes , Ullapool IV26 2SZ

Well Proportioned, Detached 3 Bedroom Bungalow set in Large Garden Grounds and Appreciating a Superb Aspect across Loch Broom to the Surrounding Hills

- Front and Rear Porch
- Hall
- Lounge
- Conservatory
- Kitchen/Diner
- 3 Bedrooms
- Bathroom & WC
- Garage
- Large Garden
- EPC Band - E





## DESCRIPTION

Dogwood appreciates an elevated position and has a superb outlook across Loch Broom to An Teallach and the surrounding mountains. Offering well proportioned accommodation, this detached bungalow has a good sized lounge with feature stone wall with inset open fireplace and access to the large conservatory to the side and sun porch to the rear, all of which take advantage of the view. The kitchen offers space for table and chairs, but also has a further dining area, giving options should a prospective purchaser wish to re-configure the design. There is a family bathroom, as well as a handy second wc and the bedrooms are all doubles. Benefiting from electric heating and double glazing, there is a detached garage (currently partitioned into a workshop with storage) with large attached wood store and the property sits in garden grounds extending to approximately 0.45 acre. The garden has been lovingly nurtured and carefully planted to ensure an array of colour throughout the year and must be seen to be truly appreciated.





### **LOCATION**

Dogwood is set high on the Braes, a sought after residential location on the outskirts of the village of Ullapool, appreciating a west facing elevated position giving the property panoramic views of Loch Broom to An Teallach and the surrounding hills. Residents and visitors alike enjoy the shops, cafés and restaurants in the village, as well as a wide array of outdoor activities and the spectacular scenery on offer in the area. Ullapool has a nursery, local primary and secondary schools, a leisure centre and pool, supermarket, museum, health centre and other facilities. The village is on the popular North Coast 500 route and is the ferry port for Stornoway. Inverness, the capital of the Highlands is some 55 miles south

### **DIRECTIONS**

From Inverness take the A9 road north. At the Tore roundabout take the second exit to the A835 and at the next roundabout, take the A835 for Ullapool. Just before Ullapool, after the 40mph signs, turn right where sign-posted "Braes". and follow the single track road up the hill. You will reach a point where the road splits, take the road to the left up the hill at this junction and continue up the hill, following the road round to the right. Dogwood is on the right hand side.

### **PORCH**

4.45m x 1.15m (approximately)

UPVC glass panelled door opens from the front garden to the porch which has windows overlooking the garden grounds. Glass panelled door opening to the hallway.

### **HALL**

The hallway has solid wooden flooring and doors opening to the kitchen, wc, bathroom and bedrooms. Double doors to a shelved cupboard. Door to a second shelved cupboard and further door to a cupboard housing the hot water tank with shelving Telephone point. Electric storage heater. Hatch with pull down Ramsay ladder to the loft space which has a light.

### **WC**

1.84m x 1.60m

Fitted with a wc and wash hand basin with tiled splash back, this room has a wall mounted mirror and window to the rear looking over the garden to Loch Broom and the surrounding hills. Wall mounted coat hooks. High level double doors open to the concealed electric meters, consumer unit and fuse board.

### **LOUNGE**

5.80m x 4.56m (longest/widest point)

The lounge is accessed via the dining area and has a feature stone wall with open fire place and polished

granite style hearth. Television aerial connection. Door and glazed panel to the conservatory. Patio door opens to the rear sun porch which takes full advantage of the lovely aspect across the garden to Loch Broom.

#### **REAR SUN PORCH**

3.68m x 0.96m (approxixmately)

Set off the lounge, this porch has windows looking across the garden to Loch Broom and the hills beyond. Door with glazed panel to the garden.

#### **CONSERVATORY**

4.38m x 3.62m (approximately)

Set to the side of the property, this spacious room has windows to front, side and rear looking over the garden and beyond to Loch Broom and the surrounding hills. UPVC door with glazed panel opening to the garden.

#### **KITCHEN/DINING ROOM**

3.27m x 3.00m & 3.00m x 2.43m approx

A glass panelled door from the hall opens into an area, which would be ideal as a dining area. This area has an opening to the lounge and a further opening to the working kitchen, which is fitted wall units and Belfast sink with wooden work surface incorporating shelving below. Electric cooker. Wall mounted shelving unit and spice rack. Window looking across the garden to Loch Broom and the surrounding hills. Glass panel to the entrance porch.

#### **BATHROOM**

2.88m x 2.61m (excludes recess)

Fitted with a white suite comprising bath with shower, curtain and rail above, wc and wash hand basin. Recessed shelving. Wall mounted mirror. Electric storage heater. Opaque window to the front.

#### **BEDROOM**

3.39m x 3.05m

Set to the rear, this is a double room with window looking over the garden towards Loch Broom and the surrounding hills. Wall mounted shelving unit. Double doors to fitted wardrobe with hanging rail and shelf. Recessed vanity wash hand basin with storage below.

#### **BEDROOM**

3.92m x 2.87m

This is a twin room set with windows to the front and side overlooking the garden. Double doors to a fitted wardrobe with hanging rail and shelf. Electric storage heater. Low level vanity area with wash hand basin and drawer storage below.

#### **BEDROOM**

4.07m x 2.90m (excluding recess)

This is another double room set with window to the front and side looking over the garden with views towards Loch Broom and surrounding hills. Currently used as a snug/family room, the walls are lined with bookshelves.



## **GARAGE**

3.87m x 2.70m + 2.95m x 2.10m

The garage is currently partitioned into storage and workshop areas with an up and over door to the front accessing the storage area, which has a door from this section opening to the workshop at the rear. Pedestrian door to the side and windows to rear and side. The garage has a corrugated metal roof and fitted work bench.

## **GARDEN**

The property is set in garden grounds extending to approximately 0.45 acre. The front garden has a tarred driveway providing good off road parking with adjacent raised vegetable beds and clothes drying line. Large planted area with a multitude of heathers, trees and flowers. Wood store with coal bunker. Water tap. The garden continues around the side to the rear of the property which has a natural stone patio looking over the wild flower blanket which encompasses much of the rear garden with a multitude of shrubs, bushes and trees and an aspect across Loch Broom to the surrounding hills. Gravelled sitting area. The garden was carefully designed and landscaped by the owners, who were horticulturists, and boasts an array of beautiful flowers including a selection of lovely rhododendron and specialist plants providing colour all year round. Mr Schilling was a well-renowned botanist and a plant collector for Kew Gardens, and he took great pride in developing the many unique plants within the grounds. He was even involved with overseeing the construction of the Royal Botanic Gardens for the King of Nepal. There is a gate at the bottom of the garden accessing a lower area of The Braes, convenient for walking to the village.

## **HEATING**

The property benefits from electric storage heating.

## **GLAZING**

The property is fully double glazed.

## **EXTRAS**

Fitted floor coverings, electric cooker and fridge are included in the sale. Some of the contents may be available subject to negotiation.

## **COUNCIL TAX**

The current council tax is band F. Please be aware that this may be subject to change upon sale.

## **SERVICES**

The property benefits from mains water and electricity. Drainage is to the Braes private drainage system.





**ENTRY**

By mutual agreement.

**VIEWING**

Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 as they may be able to arrange a viewing on your behalf.

**EMAIL**

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**HSPC REFERENCE**

60572



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	78
(21-38) F	40
(1-20) G	
Not energy efficient - higher running costs	
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	53
(21-38) F	22
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland	
EU Directive 2002/91/EC	





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