



GARAGE
5.73m x 2.73m (approximately)
The garage is set to the rear of the property and has an up and over door, power and light.

WORKSHOP/SHED
4.61m x 2.38m
Attached to the side of the garage with window to rear, this is a good sized workshop with Perspex ceiling, power and light.

GARDEN
There is a small area of garden to the front of the property and gravelled driveway allowing off-road parking to the side and rear. Fitted, planted window boxes. Raised planted areas. Paved patio with rotary clothes dryer. Raised beds ideal for growing fruit and vegetables. Mature trees and bushes planted. Water tap.

HEATING
The property benefits from electric heating. A combination of storage, fan and panel heaters.

GLAZING
The property benefits from uPVC double glazing, which is still within warranty.

EXTRAS
All fitted floor coverings, curtains, blinds, oven, grill, hob, extractor hood, integrated dishwasher, washing machine, tumble dryer and fridge freezer are included in the sale price. The furniture may be available, subject to negotiation.

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

SERVICES
The property benefits from mains water and electric. Drainage is to the public sewer.

ENTRY
By mutual agreement.

VIEWING
Contact Anderson Shaw & Gilbert, part of Ledingham Chalmers 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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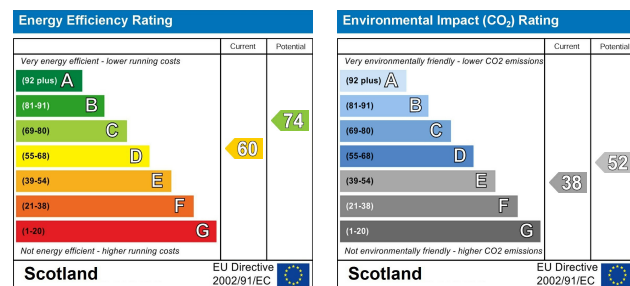
HSPC REFERENCE
60862



Ground Floor



First Floor



Woodlands, 1a, Pulteney Street, Ullapool, IV26 2UP

Well Proportioned Detached 4 Bedroom Villa with Garage & Garden Ground

- Vestibule
- Hall
- Lounge
- Dining Room
- Kitchen
- Conservatory
- 4 Bedrooms (2 En-Suite)
- Shower Room
- Garage & Workshop
- EPC Band - D



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED
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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



Offers Over £325,000



DESCRIPTION

This deceptively spacious, detached property sits centrally in the village, close to all amenities and comes complete with garage and off-road parking. The lounge is set to the front and is open plan to a good sized dining room. The modern, well fitted kitchen offers a range of base and wall units with appliances included in the sale and the large conservatory provides a lovely sun room to relax in, with fitted storage along one wall. There is a bedroom with en-suite shower room on the ground floor, with a further 3 bedrooms, one of which also enjoys en-suite facilities on the first floor. Benefiting from electric heating and double glazing, viewing is recommended to appreciate this family home, which has bed and breakfast potential.

LOCATION

Ullapool is an attractive village in a beautiful part of the Highlands where residents and visitors can both enjoy the shops, harbour/marina, cafés and restaurants, as well as a wide array of outdoor activities and the spectacular scenery on offer in the area. The village has a nursery, local primary and secondary schools, a leisure centre and pool, Tesco supermarket, museum, health centre and other facilities and is set on the popular North Coast 500 route as well as being the ferry port for Stornoway. Inverness, the capital of the Highlands is some 55 miles south.

DIRECTIONS

From Inverness take the A9 road North to the Tore roundabout where you take the second exit onto the A835. At the next roundabout continue on the A835 to Ullapool then follow the signs North (Ullapool/Lochinver). On entering the village, pass the filling station and take the second left onto Pulteney Street. Follow the road along, continuing straight on at the crossroads. The property is located on the right hand side near the end of the street.

ENTRANCE VESTIBULE

1.43m x 1.18m
Accessed via UPVC door to the side of the property with opaque glazed side panel, the vestibule has fitted coat hooks and opaque glazed door with side panel to the hall.

HALL

Low level cupboard housing the electric consumer units. Doors to a ground floor bedroom and kitchen. Glazed door to the lounge. Stairs leading to upper accommodation.



LOUNGE

5.05m x 3.92m (longest/widest points)
The lounge is set to the front of the property with windows to front and side and appreciates an electric fire set on tiled hearth. Television aerial point. Wide opening to the dining room.

DINING ROOM

3.84m x 2.90m
Again, set to the front with window looking over Pulteney Street this is a nicely proportioned dining area with television aerial and telephone points. Space for study area. Door opening to the kitchen.

KITCHEN

4.76m x 3.25m (longest/widest points)
Fitted with modern base and wall units incorporating an electric oven and grill and ceramic hob with chimney style extractor hood above. Integrated dishwasher. Plinth mounted fan heater. One and a half bowl stainless steel sink with drainer. The washing machine, tumble dryer and fridge freezer are included in the sale price. Windows to the side. Door to shelved pantry cupboard. Glass panelled door to the conservatory.

CONSERVATORY

5.36m x 3.28m
This good sized room is set to the rear of the property and has windows to either side and rear. Built-in storage units run along one wall. Door with glazed panel to the garden. Steps up to the kitchen.

BEDROOM

2.86m x 2.50m
Set with window to the side looking over the driveway, this bedroom is set on the ground floor and has a door opening to an en-suite shower room.

EN-SUITE SHOWER ROOM

2.19m x 1.63m
Fitted with a modern white suite comprising wc, wash hand basin and large shower cubicle with curtain, rail and fitted seat. Electric fan heater. High level window to the conservatory. Wall mounted cabinet with mirrored doors.

LANDING

The carpeted staircase leads from the hallway to the upper landing. Velux window. Cupboard with shelf housing the hot water tank. Hatch to loft space.

SHOWER ROOM

2.54m x 2.36m (longest/widest points)
Fitted with a modern white suite comprising a large shower cubicle, wc and vanity wash hand basin with storage below. Wall mounted mirror with inset lighting. Opaque window to the side.

BEDROOM

4.12m x 3.32m (longest/widest points)
This is a large double room set with window to the front appreciating a restricted view across to Loch Broom and the surrounding hills. Double doors open to a fitted wardrobe with hanging rail and shelf. Wash hand basin with splashback incorporating storage with mirrored doors above.

BEDROOM

4.44m x 3.29m (longest/widest points)
This is another double room set with window to the front appreciating the restricted view across to Loch Broom and surrounding hills. Double doors to a fitted wardrobe with hanging rail and shelf and sliding door to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.31m x 0.74m
Fitted with a white suite incorporating shower cubicle, wc and wash hand basin with mirror incorporating inset lighting above.

BEDROOM

3.95m x 2.59m
This twin room is set with window to the side looking over the driveway and neighbouring gardens to the surrounding hills. Fitted white wash hand basin with wall mounted shelf with fitted mirror above. Shaver point. Door to fitted wardrobe with hanging rail and shelf. Television aerial point.

