



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	75		49
	39		17

Scotland EU Directive 2002/91/EC



## 16 Seaforth Road, Ullapool, IV26 2UY

\*\*\* CLOSING DATE SET- ALL OFFERS TO BE IN BY 12 NOON ON THURSDAY THE 30TH MAY 2024 \*\*\*

2 Bedroom Semi-Detached Cottage Set in Generous Garden Ground in the Popular Village of Ullapool

Built of non-traditional construction & requiring a degree of modernisation, this bungalow has the potential to be a comfortable home

- Entrance Vestibule
- Hall
- Lounge
- Kitchen
- WC
- 2 Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- EPC Band - E



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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 £110,000



#### DESCRIPTION

This two bedroom property, which is built of non-traditional construction, requires a degree of modernisation, however once completed would make an ideal home. The lounge is front facing with outlook over the large garden and has an open fire set on a tiled hearth. The kitchen offers space for dining and is fitted with a selection of base and wall mounted units. The two bedrooms are both of a good size, whilst the bathroom is fitted with a three piece suite. There is a small rear area of garden with the majority of garden space set to the front of the property where a summer house is also located.

Centrally located in the village, this property has excellent potential to become a comfortable home and viewing is recommended.



#### LOCATION

The property is set in the village of Ullapool whilst still close to all the shops and services within the small fishing village. A popular tourist destination, Ullapool is a cultural and commercial centre for the surrounding area. Residents and visitors enjoy outdoor activities including walking, fishing, sailing and kayaking, the spectacular scenery and the local amenities. The village is a popular stop on the North Coast 500 and the ferry port for Stornoway with local primary and secondary schools, leisure centre and pool, health centre, theatre, arts centre, a supermarket and other shops as well as restaurants and hotels. The city of Inverness is some 55 miles to the 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. When reached Ullapool take Pulteney St to Seaforth Rd. Then take a right turn onto Mill Street. Turn left onto Pulteney St then continue onto Seaforth road where the property is located further along on the right hand side.

#### HALL

4.23m x 0.97m

Doors provide access to the lounge, bedrooms and bathroom.

#### LOUNGE

5.73m x 3.65m

This front facing lounge overlooks the garden and is of good proportion benefiting from an open fire set on a tiled hearth. A glass door leads into the kitchen with another door giving access to the hall.

#### KITCHEN

3.98m x 2.73m

Fitted with a selection of base and wall mounted units incorporating a stainless sink and drainer. There is an extractor hood and a space for a cooker. Space for table and chairs.

#### REAR HALL

2.86m x 1.70m

This area could be used as a utility room and has ample storage facilities. The electric meter and consumer units are located in this space. There is access to a wc and a door, which leads out to the rear of the property.

#### WC

1.22m x 1.11m

This is fitted with a wc and wash hand basin.

#### BEDROOM

3.26m x 3.07m

This bedroom overlooks the front garden of the property.

#### BEDROOM

3.71m x 3.08m

This bedroom looks out over the rear of the property.

#### BATHROOM

2.35m x 1.46m

Fitted with a wc, wash hand basin and bath.

#### GARDEN

The fully enclosed garden area has a selection of mature plants, trees and shrubs. There is a small area of garden to the rear of the property however the front garden is a generous size and benefits from a summer house.

#### HEATING

This property benefits from electric heating.

#### GLAZING

This property benefits from double glazing.

#### EXTRAS

The property is sold as seen and comes with no warranties.

#### COUNCIL TAX

The current council tax band on this property is band A. Please be aware that this is subject to change upon sale

#### SERVICES

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

#### ENTRY

By mutual agreement.

#### VIEWING

Viewing is strictly by appointment. Contact Anderson Shaw & Gilbert part of Ledingham Chalmers on 01463 253911 Monday - Friday 9am until 5pm to arrange an appointment to view.

#### EMAIL

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#### HSPC REFERENCE

60875