



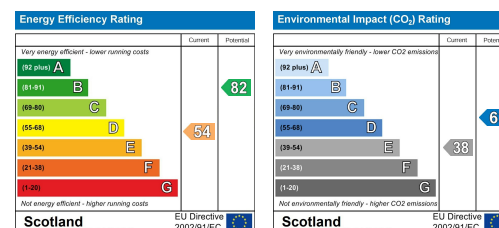
**SERVICES**  
The property benefits from mains electricity and water. Drainage is to the public sewer.

**ENTRY**  
By mutual agreement. Early entry is available.

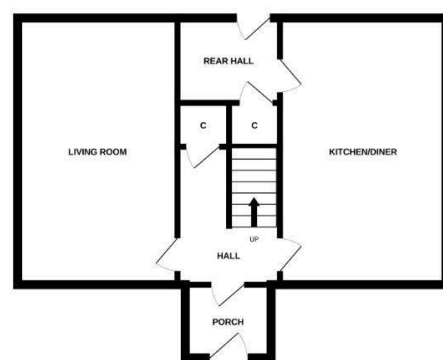
**VIEWING**  
Contact Anderson Shaw & Gilbert, part of Ledingham Chalmers on 01463 253911 Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 as they may be able to arrange a viewing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

**EMAIL**  
asgproperty@ledinghamchalmers.com

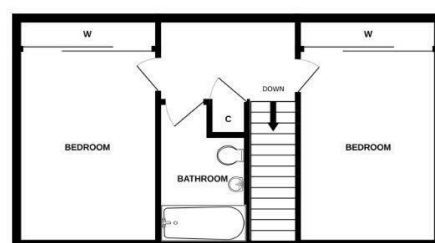
**HSPC REFERENCE**  
60755



GROUND FLOOR



1ST FLOOR



## 7 Vyner Place, Ullapool, IV26 2XR

\*\*\* AVAILABLE AGAIN - CLOSING DATE SET - ALL OFFERS TO BE IN BY 3PM ON THURSDAY 30TH MAY 2024 \*\*\*  
2 Bedroom Semi-Detached House with a Pleasant Outlook In a Sought After Area of Ullapool.

\*\*\* £50k BELOW VALUATION - REDUCED FOR QUICK SALE \*\*\*

- Entrance Porch
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Good Storage Provision
- Garage
- Electric Heating
- Double Glazing
- EPC Band - E



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED  
Telephone: 01463 253 911 | Fax: 01463 711 083  
Ullapool Office: Village Hall, Ullapool  
Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)  
www.andersonshaw.com | property@solicitorsinverness.com

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 £135,000



**DISCRIPTION**

This 2 bedroom semi detached property sits on a quiet cul de sac in Ullapool. On the ground floor is the entrance vestibule, hall with large under stair storage cupboard, bright double aspect lounge, kitchen with room for dining and a rear hallway with a door which leads to the back garden. On the first floor there are 2 double bedrooms with built in cupboards, bathroom and a landing which has further storage facilities. The house has an established garden to the front and back. There is access to a garage which has an up and over door fitted along with off street parking for the property. Whilst the property is in need of some attention and would benefit from additional sound insulation, the property has been reduced in price for a quick sale and viewing is highly recommended.

**LOCATION**

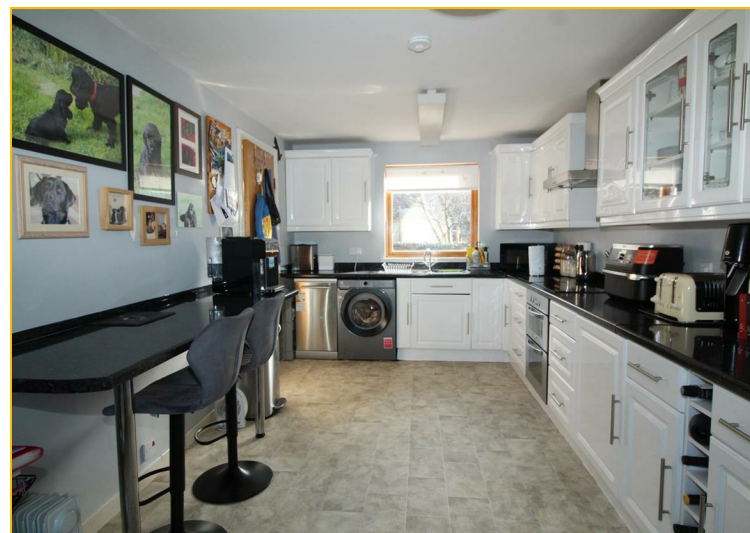
Ullapool is an attractive village in a beautiful part of the Highlands. The village is the cultural and commercial centre for the surrounding area with both primary & secondary school education located in the village. Also available in the village are the leisure, art and health centres along with banks, supermarkets and many shops and amenities including the near by golf course. It is the ferry port for Lewis and is on the North Coast 500 route. Residents and visitors enjoy the spectacular outdoor scenery, outdoor activities and festival events which Ullapool and surrounding areas offer.

**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 (Lochinver). Take the second turning on the left after the bridge over Ullapool River (after Kanachrine Place and before you reach the golf course) into Vyner place. Turn left into the first cul de sac where the property is located and clearly sign posted.

**ENTRANCE VESTIBLUE**

1.92mx 1.32m  
Front door leads into the bright entrance porch which has tiled flooring and a glass door which leads to the hall.



**HALL**

2.66m x 2.32m  
The bright hall has a large under stair cupboard, doors leading to the lounge and kitchen and a carpeted staircase to the upper floor.

**LOUNGE**

5.31m x 3.18m  
This nicely proportioned, double aspect lounge has a fireplace with an inset electric feature fire providing a cosy focal point within the room. Windows looking over the garden grounds to front and rear.

**KITCHEN**

5.31m x 2.88m  
Another double aspect room with a good selection of base and wall mounted units incorporating a stainless sink and drainer. Breakfast bar which is suitable for informal dining. Hob and double oven. Space for dishwasher, washing machine and fridge freezer. Door giving access to the rear hall.

**REAR HALL**

2.31m x 1.73m  
Ample space for additional white goods along with generous cupboard provision for outdoor wear. The back door opens onto the garden area.

**LANDING**

2.31m x 1.73m  
Carpeted staircase with wooden handrail leads to the first floor. The linen cupboard has shelving with an additional storage area located under the window.

**BEDROOM**

4.45m x 2.88m  
Double room overlooking the front garden of the property. Triple built in wardrobe provides ample storage space. Access to the attic area which is not floored and has no ladder fitted.

**BEDROOM**

4.48m x 2.85m  
Currently used as an office, again a good sized bedroom with triple wardrobe storage.

**BATHROOM**

2.55m x 1.72m  
The bathroom comprises of a 3 piece suite in white, comprising vanity wash hand basin with storage below, wc and bath with an electric shower and glass shower screen fitted above.

**GARDEN**

Driveway leads to the garage which has an up and over door and power fitted. The front garden of the property which is enclosed by fencing has a pathway leading to the door along with a paved area which provides an ideal venue for alfresco dining and entertaining. There is a small lawn with a selection of plants, trees and shrubs. The back garden again is fully enclosed and laid to lawn with a selection of shrubs and trees. Access to the side door of the garage. A rotary clothes drier is also in situ.

**HEATING**

This property has electric storage heaters.

**GLAZING**

This property is fully double glazed.

**EXTRAS**

The fitted floor coverings, curtains, blinds, light fittings, double oven and hob are all be included in the sale.

**COUNCIL TAX**

The current council tax on this property is Band C. You should be aware that this may be subject to change upon the sale of this property.

