



BEDROOM

3.30m x 2.92m
This is another double room, set to the front with window looking over the garden. Double mirrored doors to a fitted wardrobe with hanging rail and shelf.

DETACHED DOUBLE GARAGE

5.65m x 4.73m approx
Set to the side of the bungalow, this detached garage has a large up and over door to the front, windows to the rear and pedestrian door to the side. Power and light

GARDEN

In need of some attention, the good sized garden grounds have been cut back and are planted with an abundance of flowers, trees and bushes. Area laid to grass. Shed. Paved patio to the rear. Greenhouse. Water tap . Coal bunker.

HEATING

The property benefits from oil central heating. There is an open fireplace in the lounge.

GLAZING

The property is double glazed

EXTRAS

The fitted floor covering, curtains and extractor hood in the kitchen are included in the sale price.

COUNCIL TAX

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

SERVICES

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

ENTRY

By mutual arrangement. Early entry is available.

VIEWING

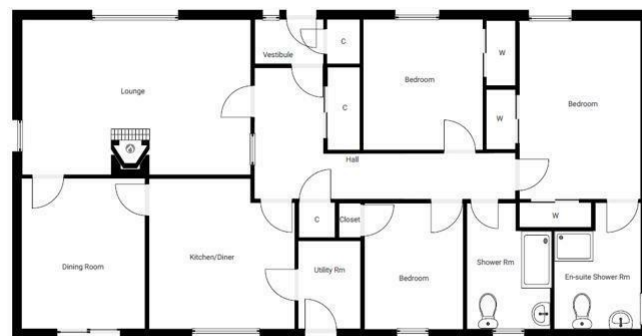
Viewing is strictly by appointment. Contact Anderson Shaw & Gilbert, part of Ledingham Chalmers on 01463 253911 Monday-Friday 9am until 5pm to arrange an appointment to view,.

EMAIL

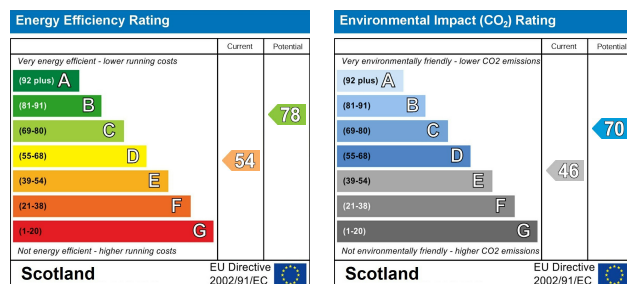
asgproperty@ledinghamchalmers.com

HSPC REFERENCE

60880



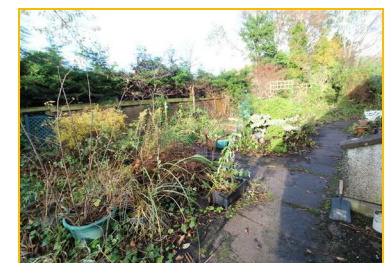
Ground floor



9 Morefield Crescent, Ullapool, IV26 2XN

Well Proportioned Detached 3 Bedroom Bungalow Set in Good Sized Garden Grounds

- Lounge
- Dining Room
- Kitchen/Diner
- Utility Room
- 3 Bedroom (1 En-suite)
- Shower Room
- Oil Central Heating & DG
- Garden
- Double Garage
- 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 £285,000



DESCRIPTION

This detached bungalow is set in good sized garden grounds and comes complete with detached double garage. Whilst the property would benefit from some modernisation, the accommodation is bright and well proportioned with the double aspect lounge appreciating an open fireplace. The kitchen offers space for a table and chairs with the separate dining room providing for more formal occasions. The bedrooms all have fitted wardrobes, with the master bedroom also enjoying en-suite facilities, and the family shower room has a generously sized shower cubicle with electric shower. Benefiting from oil central heating and double glazing, the bungalow also has excellent storage provision. With garden grounds to front, sides and rear, this property has potential to be a very comfortable family home.

LOCATION

The property is set on the edge 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 follow the A9 north taking the second exit onto the A835 at Tore roundabout. At the next roundabout continue on the A835 to Ullapool, then follow the signs for the north (Ullapool & Lochinver). On entering the village of Ullapool, follow the road, after the filling station, round to the right and follow the road along passing the turn off to Old Moss Road. Take the first left after the bridge over Ullapool River (before you reach the golf course) into Kanachrine Place. Follow the road along, taking the first left into Morefield Crescent. Number 9 is the second property on the right hand side.



ENTRANCE VESTIBLUE

1.72m x 1.11m

A door, with adjacent opaque glazed panels, opens from the garden to the vestibule. Door to good sized cupboard with shelf. Glass panelled door, with glazed side panels, opening to the hall.

HALL

The L shaped hallway has doors accessing the lounge, kitchen, bedrooms and shower room. Double sliding doors to a fitted cloaks cupboard with hanging rail and shelf. Telephone point. Door to shelved cupboard housing the hot water tank. Hatch with pull-down ladder to the loft space with light and partial flooring.

LOUNGE

5.80m x 3.92m

Set with windows to front and side, this is a well proportioned room with open fire set into a brick fireplace with tiled hearth and wooden mantel and display areas to either side, with an electric stove effect fire. Television aerial and telephone points. Doors to the hall and dining room.

DINING ROOM

3.81m x 3.01m

Set with patio doors to the rear opening to the garden, this is a good sized room with pull down ceiling light. Doors to the lounge and kitchen.

KITCHEN/DINER

3.78m x 3.68m longest/widest

Fitted with base and wall units incorporating a stainless steel sink with drainer and space for a cooker with fitted extractor hood above. Window to the rear looking over the garden. Space for fridge freezer. Ample room for table and chairs. Doors to the dining room, utility room and hallway.

UTILITY ROOM

2.20m x 1.56m

Fitted with a base unit incorporating a stainless steel sink with drainer. Floor mounted heating boiler. Door with opaque glazed panel opening to the rear garden. Wall mounted coat hooks.

BEDROOM

3.20m x 2.50m

This is a double room, set with window to the rear looking over the garden. Door to fitted wardrobe with hanging rail and shelf.

SHOWER ROOM

3.19m x 2.10m longest/widest

Fitted with a large shower cubicle with electric shower fitted, wc and wash hand basin. Opaque window to the rear. Wall mounted glass shelf and mirror. Wall mounted cabinet with mirrored doors.

BEDROOM

4.52m x 2.90m

This is the master bedroom, which is set to the front, with the window looking over the garden. Double mirrored doors open to a fitted wardrobe with hanging rail and shelf. Further double sliding doors open to a second fitted wardrobe with hanging rail and shelf. Door to the en- suite shower room.

EN-SUITE SHOWER ROOM

3.20m x 1.70m longest/widest

Fitted with a white suite comprising shower cubicle with electric shower fitted, wc and wash hand basin. Opaque window to the side. Wall mounted glass shelf and high level wall mounted electric heater.

