

Tucked into the wild, cinematic landscape of Ullapool, this property offers more than a home, it delivers a front-row seat to nature's grand theatre. Residents can enjoy access to scenic coastal walks along the shores of Loch Broom, with opportunities for kayaking, sailing, and wildlife spotting on the doorstep. The surrounding hills provide hiking and photography experiences. Ullapool village itself offers a charming selection of independent shops, cafés, and cultural venues such as An Talla Solais, alongside a vibrant harbour with ferry connections to the Outer Hebrides. Whether seeking tranquil retreat or outdoor adventure, the area blends the rugged Highland beauty and the warm Highland community.

Situated in the sought-after location of Ullapool, this three-bedroom home offers an excellent opportunity for families, investors or those seeking a property with development potential. Well decorated throughout, Number 7 offers the added convenience of a ground floor bedroom and shower room. A further two bedrooms and shower room are located upstairs. Outside, the property benefits from a rear garden, along with off-road parking to the front. Of particular interest is the two-storey extension, where the unused upper level offers potential for further development, subject to planning. Furniture is to purchase by separate agreement.

Directions: From Inverness, head north-west out of the city following signs for the A835 road towards Ullapool. Continue on the A835 for approximately 55–60 miles, passing through scenic Highland landscapes including Contin and Garve, with notable viewpoints such as Rogie Falls and Corrieshalloch Gorge along the way. On entering the village, continue along Garve Road before joining Shore Street (A893), and Pulteney Street is on your left as you begin to climb the hill. Number 7 will be on your right hand side just after the junction.

What3words app: [///senders.handfuls.pool](https://senders.handfuls.pool)

Services: Mains electricity, water and drainage.

Council Tax— D

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm -11pm. Saturday 8am -11pm & Sunday 8am—11pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Carpets, curtains, blinds, and white goods are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order. There is an itinerary of further furniture that is available as a separate negotiation.



HIGHLAND HOMES

Mansefield House, 7 High Street

Dingwall, Ross-shire, IV15 9HJ

Tel: 01349 865125 (Property)

Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk

Web: highlandhomes.co.uk



7 Pulteney Street, Ullapool, IV26 2UP

Offers Over £270,000

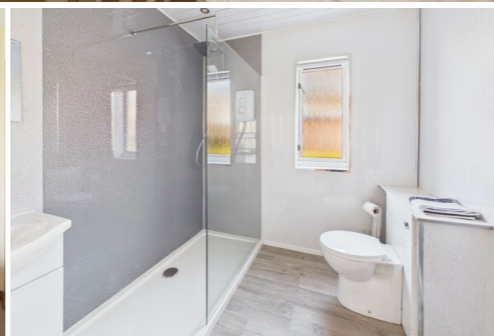
- Semi-Detached Villa
- Quiet yet popular location
- 3 Bedrooms
- 2 Shower Rooms
- Kitchen / Diner
- Lounge
- Electric Storage Heating
- Expansion potential (subject to usual consents)
- Off-Road Parking
- EPC Rating Band F

01349 865125

highlandhomes.co.uk

REF 26
HSPC 61892





7 Pulteney Street, Ullapool, IV26 2UP

Offers Over £270,000

Tucked away in a quiet location in Ullapool, this well-presented three-bedroom home offers bright, flexible living, a sunny kitchen/diner, garden space and off-road parking, all within easy reach of the harbour and local amenities. Number 7 presents an exciting opportunity for families or developers, with clear scope to add value and further develop the existing extension.



Approximate
Floor Area
91m²