



Innes & Mackay

**1 Glackour, Braemore,
Loch Broom, Ullapool, IV23 2RT**

- QUAIN THREE BED DETACHED COTTAGE
- SELF CONTAINED ANNEXE WITH HOBBY ROOM ATTACHED
- ELEVATED POSITION
- MATURE AND LANDSCAPED GARDENS
- TWO LOG BURNING STOVES
- LPG HEATING
- LARGE DETACHED GARAGE

**OFFERS OVER
£300,000**



DESCRIPTION

This detached cottage offers bright and nicely proportioned accommodation appreciating a lovely aspect across the extensive garden grounds. In good order throughout, Glackour benefits from engineered oak flooring, LPG central heating along with two log burning stoves all adding to the comfortable living accommodation. There is an adjacent timber annex which has a double bedroom, kitchen/diner and a shower room along with attached work shop. Together with a log store, there is also a large garage with added utility room to the side. The garden grounds have been lovingly maintained and extend to approximately an acre with a summer house set at the top of the garden to take advantage of the views to the surrounding hills. Appreciating a private, rural position, the property is set within an easy drive to Ullapool and viewing is highly recommended.

LOCATION

Glackour sits in a lovely elevated position close to the stunning Loch Broom. Ullapool around 4 miles away, is an attractive village and hub for the surrounding area with a primary and a secondary school, leisure centre, swimming pool, arts centre, health centre, banks, a supermarket, shops and amenities. It is a popular tourist destination on the North Coast 500 route and the ferry port for Stornoway. Residents and visitors enjoy the spectacular scenery and outdoor activities in the area.

GARDENS

Access to Glackour is via a shared single track leading up to the parking area with a further track leads to the next door

property. The gardens which extend to approximately one acre have been planted up with a selection of mature trees, shrubs and bushes providing good privacy from the main road. The elevated and terraced gardens to the side are laid to grass, and extend up to the woodland at the rear where one can enjoy the views from the delightful summer house. Fencing encloses the gardens here and there is a gate providing access into the woods.

ENTRANCE PORCH

1.84m x 1.48m (6'0" x 4'10")

Front door opens into the recently added porch which provides ample storage for boots and shoes. With a window to the side, there is a further door opening into the entrance vestibule.

ENTRANCE VESTIBULE

The vestibule which is laid with laminate flooring, has a further glazed door to the hallway.

HALLWAY

From the hallway, access is gained to the kitchen, three bedrooms and shower room. A single built in cupboard provides good storage and there is a feature glazed window in the ceiling providing a degree of natural light.

KITCHEN/DINING/FAMILY

6.25m x 3.94m (20'6" x 12'11")

This lovely cosy and comfortable open plan kitchen/dining/family room benefits from two windows out to the side, enjoying pleasing views out to the gardens. The kitchen is fitted with a good range of floor based units and wall mounted



cupboards all providing good storage and working areas.

Located below the window is the melamine sink with drainer to the side and below here is the dishwasher. There is a free standing cooker, with an undercounter fridge to the side.

Ornate tiling between the units along with wood lined ceilings give this area a pleasing finish. There is ample space for dining along with room for a couple of chairs, from which to enjoy the log burning stove which provides a focal point to this room. To the side of the fire is a shelved recessed area with storage under. Door to the rear provides access out to the back garden.

SHOWER ROOM

2.95m x 1.38m (9'8" x 4'6")

The shower room is furnished with a WC, wash hand basin and walk-in shower which houses a rain head shower and is finished with attractive wet wall giving a pleasing finish. With a glazed window to the rear, this room is laid with engineered oak flooring, has a wood lined ceiling and a heated towel rail.

BEDROOM 1

3.98m x 3.63m (13'0" x 11'10")

Bedroom one located off the hallway, is a bright and generous sized room located to the front of the property and is laid with real wood flooring. A feature of this room is the log burning stove set on a Slate hearth and there is a wall mounted TV bracket above. French doors open through to the Snug.

SNUG

3.68m x 2.95m (12'0" x 9'8")

This room currently used as a snug has a window to the front, real wood flooring and dado rail. Free standing wardrobes provide hanging rails and storage.

BEDROOM 2

3.91m x 3.79m (12'9" x 12'5")

Bedroom two is a bright, double room located to the front elevation, laid with wood flooring and has floor to ceiling free standing wardrobes providing good storage. Currently boarded up is an original cast iron fireplace with tiled surround.

BEDROOM 3

3.63m x 2.61m (11'10" x 8'6")

The third bedroom located to the rear elevation is a good sized room, again with a boarded up fireplace which could be opened up, creating a pleasing feature.

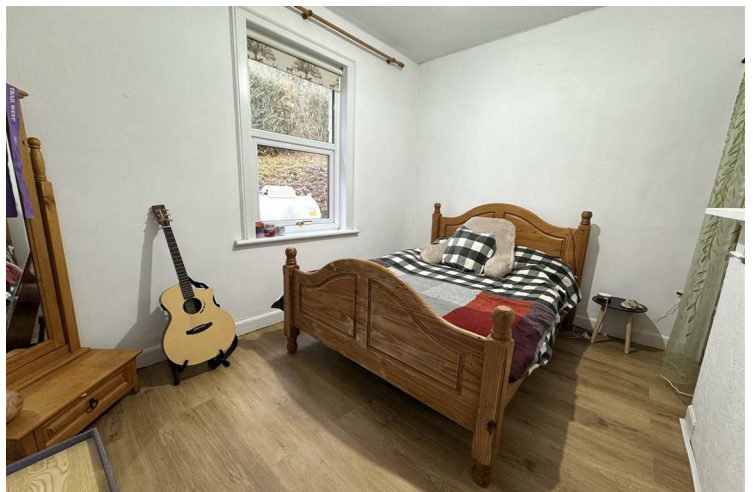
ANNEXE

Accessed via a ramp, the detached timber built annexe is a lovely addition to this desirable property and provides an opportunity for holiday accommodation with the relevant permissions. The annexe has a fully fitted kitchen, shower room, and double bedroom together with electric panel heaters.

CRAFT ROOM

3.31m x 2.48m (10'10" x 8'1")

Attached to the annexe is a further room currently used as a craft room. Window to the rear.



GARAGE

5.28m x 4.41m (17'3" x 14'5")

The timber garage with concrete floor, benefits from ample work benches and has electric.

HEATING

Heating is LPG together with two log burners.

GLAZING

The property is fully double glazed.

PARKING

Ample off road parking for a number of cars.

GARAGE

5.28m x 4.41m (17'3" x 14'5")

The purpose built timber garage benefits from power, electric and an ample range of work benches and storage and has a concrete floor.

UTILITY AREA

4.76m x 2.50m (15'7" x 8'2")

Attached to the side of the garage is a further workshop currently used as a utility room which benefits from power and light.

EXTRAS

All fitted carpets, curtains, blinds, cooker, dishwasher, washing machine and tumble dryer. All items in the annexe will be included in the sale.

EPC BAND

Band F33

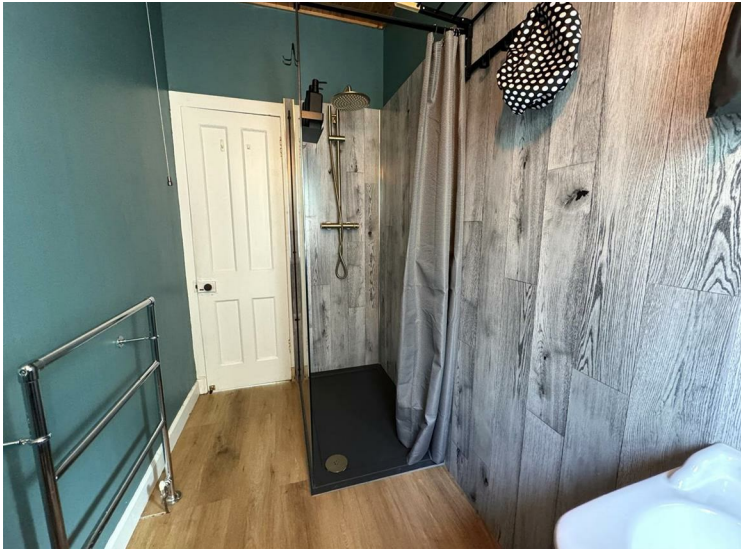
SERVICES

Mains water, septic tank drainage, electric, telephone and TV points.

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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