

Innes & Mackay

Westerness, Riverside Terrace, Ullapool, IV26 2TE

- FOUR BEDROOM DETACHED BUNGALOW
- NON TRADITIONAL CONSTRUCTION
- SOUGHT AFTER LOCATION IN THE VILLAGE
- OIL CENTRAL HEATING
- PRIMARILY DOUBLE GLAZED
- LARGE GARDEN GROUNDS

OFFERS OVER

£240,000





DESCRIPTION

Westerness is a delightful detached bungalow on the periphery of the coastal village of Ullapool, within walking distance of the centre, providing an array of shops, restaurants, hotels and pubs. The property which is of non traditional construction, benefits from a generous sized lounge/dining with bay window from which lovely views can be enjoyed to the hills and mountains beyond. In need of slight modernisation and upgrading, this property would make a lovely family home in a desirable location.

LOCATION

Ullapool is an attractive North-West Coast village and a popular tourist destination which is on the NC500 Route and the ferry port for Stornoway. It is a cultural and commercial centre for the area and is surrounded by magnificent scenery. Residents and visitors enjoy outdoor activities including walking and watersports as well as the leisure centre, Arts Centre, Theatre and the many cafés, shops, hotels and restaurants. Ullapool has a Primary and Secondary school and a supermarket. From here, easy access is gained to some of the most beautiful beaches in the West.

GARDENS

The gardens here are very mature with a varied selection of bushes, shrubs and trees all adding to the external appeal of the property. A driveway provides off road parking for a couple of cars and provides access to the detached single garage. The path leads to the front door and also to the back door. The large gardens extend to approximately 1/4 of an acre and word has it that it has one of the oldest Eucalyptus trees in the North of Scotland!

ENTRANCE VESTIBULE

Double doors open into the entrance vestibule which is laid with carpet and has a further glazed door opening into the L-shaped hallway.

HALLWAY

From here, access is gained to the lounge, kitchen, four bedrooms and bathroom. A single cupboard provides good storage and a hatch opens up into the partially floored loft space.

LOUNGE/DINING AREA

6.43m x 5.61m (21'1" x 18'4")

The lounge is a generous sized room, laid with carpet and extends round to the rear where this is ample space for dining. This room benefits from a bay window not only allowing a flood of natural light but also provides beautiful views out across to the hills and mountains beyond. A feature of this room is the open fire with ornate tiling and a solid wood surround together with the real wood panelling all giving a pleasing finish. Door leads from the dining area through to the kitchen.





KITCHEN

4.25m x 3.73m (13'11" x 12'2")

The kitchen is fitted with an ample supply of wood fronted floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the one and half bowl melamine sink with drainer to the side and there is space and plumbing below for a washing machine along with an undercounter fridge. Freestanding electric cooker, breakfast bar and floor tiles complete this room. Door opens through to the rear hallway where the utility room and cloakroom are located.

BOOT ROOM

1.92m x 1.42m (6'3" x 4'7")

This room which has a window to the side and laid with floor tiles, offers excellent storage for coats and outdoor wear.

CLOAKROOM

1.82m x 1.44m (5'11" x 4'8")

The cloakroom which is furnished with a WC, also houses the central heating boiler.

BATHROOM

2.58m x 1.81m (8'5" x 5'11")

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and bath with electric shower over and curtain to the side. Grab rail and pole allow easy access for the infirm. With a window to the rear, this room has wood cladding to dado height, a chrome heated towel rail and exposed wooden flooring.

BEDROOM 1

3.17m x 2.75m (10'4" x 9'0")

Bedroom one is a good sized room with a window to the rear and a built in shelved cupboard. Carpet.

BEDROOM 2

3.20m x 3.05m (10'5" x 10'0")

The second bedroom is a double room, again located to the rear of the property. This room which is laid with carpet, also benefits from a built in single wardrobe along with a wash hand basin. Carpet.

BEDROOM 3

4.06m x 3.46m (13'3" x 11'4")

Bedroom three located to the front elevation, is a double room with single glazed window, wash hand basin and built in single cupboard providing good storage. Carpet.

BEDROOM 4

4.05m x 3.44m (13'3" x 11'3")

The fourth bedroom, located to the front elevation is a double room with a wash hand basin and two single cupboards providing good storage. Open views to the hills beyond are to be enjoyed from this bedroom. Carpet.





HEATING

Oil central heating.

GLAZING

Primarily double glazed.

COUNCIL TAX

Band E

EPC

Band E54

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge freezer, cooker.

SERVICES

Mains water, drainage, electricity, telephone and TV points.

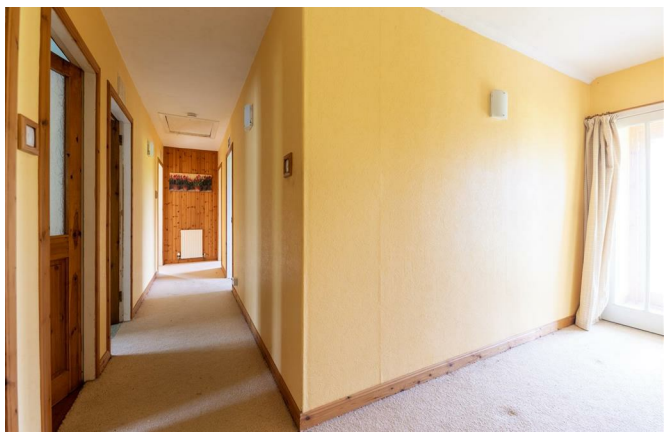
VIEWING

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















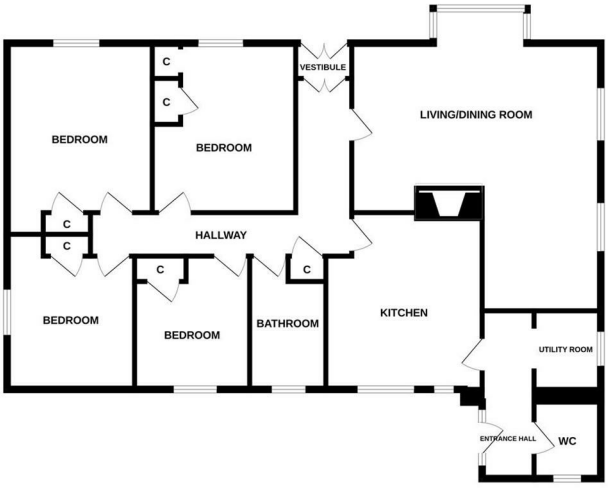








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com

Innes & Mackay