



6 BROOM PARK, NORTH ROAD, ULLAPOOL IV26 2XJ

A desirable, modern, semi-detached property situated in a quiet cul-de-sac within walking distance of local amenities. A south facing property with views to the hills and backing onto Ullapool Hill with access to various hill paths. Viewing is highly recommended.

- Lounge
- Large dining kitchen with space for table
- Sun porch
- 2 double bedrooms
- Bathroom
- Downstairs toilet
- Double glazing
- Off peak electric heating
- Attractive, enclosed rear garden with patio area

Offers over £136,000

Viewing: By arrangement through Fleetwood & Robb or by contacting the seller on 01463 790458.

DIRECTIONS

Ullapool is a picturesque fishing village situated approximately 60 miles north west of Inverness and is a ferry hub for Lewis. It has excellent amenities including a primary school, a highly regarded secondary school, leisure centre with pool, supermarket, local shopping, medical centre, hotels and restaurants. If coming to Ullapool from Inverness proceed towards the town passing the fuel station on your right. Follow the main road as it bears right away from the shore onto Mill Street and the A835 to the north. Pass the school and medical centre and then take the second turning on your right into Broom Park. Number 6 is on the left hand side.

ACCOMMODATION

A path leads to the good quality front door which opens to an entrance sun porch with coat hooks and laminate flooring. An inner door leads to:-

Lounge

17'6" x 14'4" [5.33m x 4.37m]

A bright front facing room with large window. A built-in cupboard under the stairs affords spacious storage. Two radiators, glazed door to the kitchen, curtain rail and curtains and laminate flooring complete a comfortable ambience. Carpeted stairs lead to the upper accommodation.



Dining kitchen

13'9" x 8'3" [4.19m x 2.51m]

A large bright double aspect room with modern pine finished units and laminate flooring. Slots for electric cooker, washing machine, tumble dryer and tall fridge freezer. Window blinds and large work surface incorporating stainless steel sink. Space for a good sized family dining table.



The kitchen has a rear hall off it with coat hooks, back door and a downstairs WC with extractor fan and wall fan heater.

Stairs/landing

Carpeted stairs lead to the landing with smoke detector and an airing cupboard containing slatted shelves. A hatch leads to the partially floored loft and is fitted with a pull-down loft ladder. Off the landing are:-

Bedroom 1

12'9" x 11'3" (3.92m x 3.47m)

A lovely bright and spacious double aspect room with windows to the south and east. Large mirrored double wardrobe, large storage cupboard, radiator, blinds and carpet.



Bedroom 2

9'5" x 9'2" (at widest) [2.87m x 2.79m]

A double rear facing bedroom with built-in wardrobe, curtain pole, curtains, carpet and radiator.

Bathroom

7'1" x 6'3" [2.16m x 1.91m]

With white three piece bathroom suite and tiling above the bath. Also above the bath is a mains shower with splashback screen; radiator and cork flooring.

OUTSIDE

The property features a low maintenance garden to the front with off-street parking for up to two cars. The attractive, enclosed rear garden has been landscaped, including mature planting, patio area, small herb garden, outside tap, washing line, outside lighting and a good quality shed.



EXTRAS

All fitted floor coverings, blinds and curtains are included in the sale as is the good quality garden shed.

COUNCIL TAX

The property lies within Council Tax Band D.

EPC BAND

The property lies within Energy Performance Band D.

ENTRY

To be arranged but early entry is available.

If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date.

All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error.

Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.