



## Mallards, Udrigle, IV22 2NP

Spacious 4 Bedroom Detached Property set in a Stunning Location Over Looking Gruinard Bay and Surrounding Countryside.

- Sun Room
- Dining Hallway
- Kitchen
- Sitting Room / Lounge
- 4 Bedrooms
- Shower Room
- Cloak Room
- Garage
- Stunning Views
- EPC - F





## DESCRIPTION

Mallards is a detached 4 bedroom property built in the 1970's and set amidst some of the most spectacular scenery in the Highlands. The property has been well maintained and benefits from Calor gas fired central heating and a mixture of glazing but primarily UPVC replacement double glazing units and most recently a brand new sun room replacing the original sun room yet still taking full advantage of the panoramic views on offer. This delightful spacious property represents an excellent family home or would equally lend itself to be used as a holiday home in view of its superb location. The ground floor accommodation comprises of entrance via the sun room into a spacious dining hallway which gives access to a sitting room along with 3 of the bedrooms, kitchen and shower room. A carpeted open tread staircase rises to the first floor. The double aspect sitting room has a gas fire set in stone fire place, a well equipped kitchen with ample room for dining leads to the rear hall which provides a utility area and ample cupboard provision. The 3 bedrooms are of generous proportion with the fully tiled shower room comprising of a two piece suite with separate shower cubicle. The first floor comprises of a large lounge with an abundance of windows not only suppling natural light but providing open views across the bay and surrounding countryside. The fourth bedroom along with a cloak room and additional storage facilities is also located on this floor.

## LOCATION

Udrigle is a small crofting township close to Mellon Udrigle famous for its beautiful sandy beach and stunning views. Near to the popular NC500 route both residents and visitors enjoy the beautiful scenery and outdoor activities including walking and water sports. There is a shop, post office and petrol station handy for daily requirements at nearby Laide as well as supermarkets, shops, hotels, cafe's, restaurants, doctor surgery and leisure facilities in nearby Gairloch and Ullapool. There is a school bus for the primary school at Balnaluib, Aultbea and Gairloch High School.

## DIRECTIONS

From Inverness take the A9 north taking the second exit onto the A835 at the Tore roundabout. At the next roundabout continue on the A835 towards Ullapool. At the Braemore junction ( about 32 miles ) turn left on to the A832. Continue for 29 miles through Dundonnell, First and Second Coast to



Laide. Turn right after the petrol station and continue along for approx 1 mile until you come to a single track following the road along taking a right at the sign post for Udrigle House veering to the left but following the road along the shore line. The property is the last house along on the left hand side.

## **SUN ROOM**

**4.95m x 2.80m**

Panoramic views. Door leading into the dining hallway.

## **DINING HALLWAY**

**6.07m x 4.79m**

Gives access to the principal rooms. Used as a formal dining area. Cupboard storage and carpeted staircase leading to the upper level.

## **SITTING ROOM**

**5.73m x 3.62m**

Double aspect room providing natural light taking full advantage of the views on offer. Gas fire set in a stone fire place.

## **KITCHEN**

**4.42m x 3.61m**

An ideal area for informal dining with a good selection of wall and base mounted units. Free standing cooker, dishwasher, 1.5 sink with drainer, large pantry style cupboard and door leading to the rear hall and utility area.

## **REAR UTILITY**

**4.23m x 2.27m**

Three cupboards providing ample storage with one housing the boiler. Fridge freezer, washing machine and door to the rear porch.

## **REAR PORCH**

**1.58m x 1.24m**

A handy area for both coats and boots. Access to the rear garden.

## **BEDROOM 1**

**3.62m x 3.61m**

Good sized room with fitted double wardrobes with sliding doors, hanging rail and shelves.

## **BEDROOM 2**

**3.61m x 3.39m**

Fitted double wardrobes with hanging rail and shelves.

## **BEDROOM 3**

**2.77m x 2.44m**

Located at the rear of the property overlooking the garden.

## **SHOWER ROOM**

**2.42m x 1.79m**

Fully tiled shower room comprising of a WC and sink. Separate shower cubicle with electric shower fitted. Mirror, glass shelf and ladder style radiator.

## **LANDING**

**3.21m x 2.84m**

This would make an ideal office area. There is a large walk in cupboard providing storage along with additional storage provided in the eaves and



