



INNES & MACKAY

SOLICITORS ESTATE AGENTS NOTARIES



ADDRESS

2 KANACHRINE COURT, ULLAPOOL, IV26 2TU

DESCRIPTION

Currently run as a successful bed and breakfast, this detached five bedroomed bungalow with a link attached garage offers excellent accommodation in a quiet cul-de-sac in the west coast town of Ullapool. This property, is a lovely family home with an open fire, oil fired central heating and has been double glazed throughout. Tastefully decorated throughout, the property is in walk in condition and would be ideal for anyone looking for a large family home or continue to be run as a bed and breakfast due to three out of the five bedrooms having ensuite facilities.

COMPRISING OF

ENTRANCE VESTIBULE, HALLWAY, LOUNGE, DINING ROOM, KITCHEN, FIVE BEDROOMS (THREE WITH ENSUITE SHOWER ROOMS), FAMILY BATHROOM, OIL FIRED CENTRAL HEATING, DOUBLE GLAZED. LINK ATTACHED SINGLE GARAGE, ENCLOSED LOW MAINTENANCE GARDENS

PRICE

OFFERS OVER £245,000

HSPC REF NO

27132

ENQUIRIES

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
TEL: (01463) 251200 FAX: (01463) 716855
E.MAIL: property@innesmackay.com WEB: www.innesmackay.com

GARDENS

The gardens to the front of the house have been laid with grass, edged with a variety of mature shrubs and plants and enclosed with wooden fencing which extends round to the side and rear. A path gives access round to the side of the property which has a gate opening out to a public access pathway. The rear garden has a lovely stone wall and double gates both of which provide complete privacy. The garden has been laid with attractive decking and there are further patio areas providing areas from which to enjoy the gardens. The oil tank is located in the garden behind a wooden trellis. Access is gained to the garage via a wooden door.

LOCATION

Kanachrine Court is a quiet cul de sac located to the north side of the town close to a small playpark and local Primary School. Ullapool is a popular coastal village with an excellent range of shops and amenities. The location, on the shores of Loch Broom affords superb scenery and good amenities for outdoor pursuits. As well as being the main ferry terminal to the Western Isles, Ullapool is a busy fishing village. Locally there are both excellent primary and secondary schools as well as medical and community facilities.

GENERAL DESCRIPTION

ENTRANCE VESTIBULE

Front door opens into the vestibule which has been wood lined to dado height and laid with Parquet floor tiles. Leaded glass feature door with side panel opens into the hallway.

HALLWAY

This versatile hallway which has been wood lined to dado height throughout, allows access to the lounge, kitchen, and five bedrooms. Two cupboards provide excellent storage, one of which is shelved, whilst the other has a hanging rail and shelving. A hatch gives access to the loft space which is partially floored providing additional storage if required.

LOUNGE

Approx. 5.31m x 4.44 (17'5" x 14'7")

The lounge which has been tastefully decorated has a large window to the front, half of which has a feature lead lattice design. An open fire set in a victorian cast iron fireplace with wooden surround provides a focal point to this room, along with the moulded coving and centre ceiling rose. An archway leads through to the dining room.

DINING ROOM

Approx. 4.44m x 2.24m (14'7" x 7'4")

The dining room located to the rear of the house has sliding patio doors out to the back garden. A wooden serving hatch opens through to the kitchen. Laminate flooring gives a pleasing finish to this room.

KITCHEN

Approx. 3.86m x 2.82m (12'8" x 9'3")

The kitchen is very well fitted with quality wood fronted floor based units and wall mounted cupboards with matching breakfast bar providing an informal dining area. Glass fronted cabinet and corner shelving provide additional storage and display areas. The kitchen has a large five ring combined gas and electric double ovens and



stainless steel cooker hood above, integral fridge freezer, and circular stainless steel sink with matching drainer. There is plumbing for an automatic washing machine and dishwasher, and the kitchen has attractive tiling between the units giving a pleasing finish. A hatch opens through to the dining room and a half glazed door leads out to the rear.

BEDROOM 1 & ENSUITE SHOWER ROOM

Approx. 4.27m x 2.66m (14'0" x 8'9")

Bedroom one has a window to the front and fitted wardrobes behind sliding doors providing hanging space and shelving. A half glazed etched glass folding door opens into the ensuite shower room.



ENSUITE SHOWER

The ensuite which has been fully tiled is furnished with a shower cubicle housing an electric shower. There is a wash hand basin and extractor fan. Lino flooring completes this room.

BEDROOM 2

Approx. 3.17m x 2.77m (10'5" x 9'1")

The second bedroom is a bright room with a window to the front. This room has fitted wardrobes behind sliding doors providing hanging space and shelving.



BEDROOM 3 & ENSUITE SHOWER ROOM

Approx. 3.53m x 3.12m (11'7" x 10'3")

Bedroom three is a lovely room with a window to the front and has been very tastefully decorated and finished off. A sliding door opens into the ensuite shower room.

ENSUITE SHOWER ROOM

The ensuite has been tiled to ceiling height and has a separate shower cubicle which houses an electric shower. There is also a WC, wash hand basin with mirror above and a frosted window to the side. Extractor fan.





BEDROOM 4

Approx. 3.56m x 3.15m (11'8" x 10'4")

The fourth bedroom is located to the rear of the house. This room has a single wash hand basin set in a wooden shelved unit.

BEDROOM 5 & ENSUITE SHOWER ROOM

Approx. 3.45m x 3.17m (11'4" x 10'5")

The fifth bedroom has a window to the rear and fitted wardrobes providing hanging space and storage. Half glazed folding doors open into the ensuite shower room.

ENSUITE SHOWER ROOM

This ensuite is furnished with a WC, wash hand basin with glass shelf above and there is a separate corner shower cubicle housing an electric shower. The ensuite has also been tiled to ceiling height and is finished with lino flooring. Extractor fan.

BATHROOM

Approx. 2.49m x 1.57m (8'2" x 5'2")

The family bathroom is furnished with a WC, wash hand



basin and corner bath with tap attached hand held shower head. Attractive tiling to dado height adds a pleasing finish to the bathroom, along with the classic tiled border. Frosted window to the side, downlighters and an extractor fan complete the bathroom.

HEATING

Oil fired central heating

GLAZING

Double glazed.

GARAGE

Link attached single garage.

SERVICES

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

ENTRY

Late entry is preferable for this property.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, gas cooker, and integral fridge freezer.

VIEWING

By appointment Tel Innes and Mackay Property Department (01463) 251200 or direct with clients (01854 613306)

PRICE

Offers Over £245,000

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.