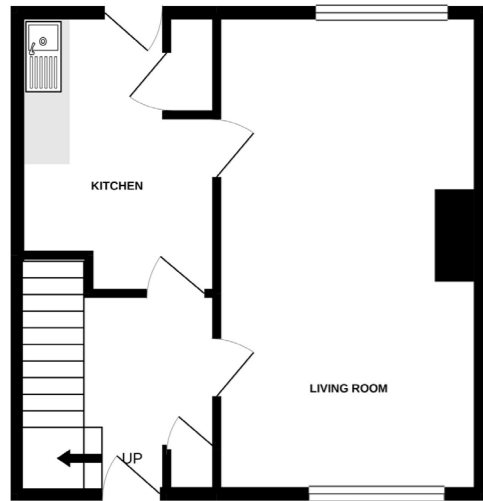
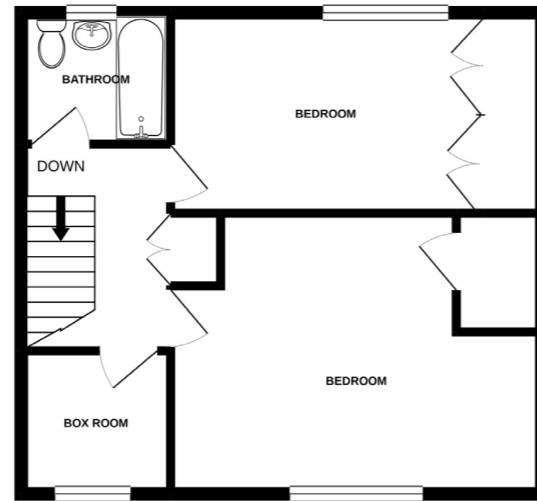


GROUND FLOOR



1ST 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.
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Services

Mains water, electricity and drainage.

Extras

All carpets and fitted floor coverings.

Heating

A partial, solid fuel heating system.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

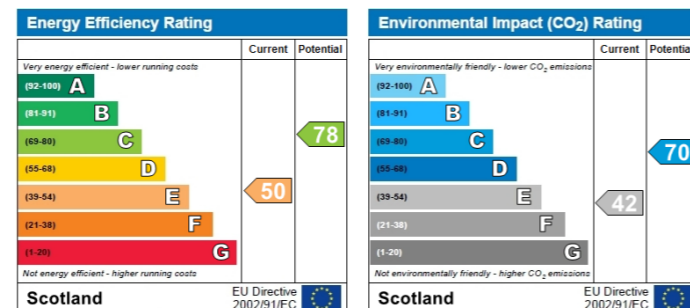
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
A full Home Report is available via Munro & Noble
- property@munronoble.com.



**35 St. Valery Place
Ullapool
IV26 2TD**

A two bedroom, mid-terrace villa located in the popular village of Ullapool on the NC 500. It is fully double glazed, has a partial solid fuel heating system and has gardens to the front and rear elevations.

OFFERS OVER £145,000

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

-  Terraced House
-  2 Bedrooms
-  1 Reception
-  1 Bathroom
-  Garden
-  Partial Solid-Fuel
-  Office Potential



Property Description

This two bedroom mid-terraced villa will appeal to a variety of potential purchasers including young families and those looking for a property with great letting potential. Located in the village of Ullapool on the NC 500, within walking distance of the local amenities, the property boasts fully enclosed gardens that are laid to grass to the front and rear elevations, double glazing and has ample storage within. The property is heated by a partial solid fuel heating system and the accommodation is well proportioned and spread over two floors. On the ground floor can be found an entrance hall, that has both a storage cupboard and an under stairs storage cupboard, from which the double aspect lounge/diner with fireplace and the kitchen can be accessed. Carpeted stairs rise from the hall to the first floor landing. The kitchen has wall and base mounted units with worktops, splash back tiling, a stainless steel sink drainer and has a further storage cupboard. There is space for appliances. The fully enclosed rear garden, in which a timber shed is sited, can be accessed via the kitchen. The bathroom, both bedrooms and the box room can all be accessed off the first floor landing. The master bedroom has an airing cupboard, the second bedroom has two double fitted wardrobes and boasts partial views of Lochbroom. The bathroom comprises a WC, a wash hand basin and a bath with an electric shower over and has tiled walls. The box room does have windows and holds potential for use as a study/home office. Viewing is recommended to fully appreciate the size of the accommodation within. The village of Ullapool is a centre for Highland arts and culture and has a wealth of local amenities including both primary and secondary schools, a Tesco supermarket, a leisure centre with swimming pool and a number of independent shops and eateries. The area is renowned for its scenery and the abundance of wildlife and attracts many tourists.

Rooms & Dimensions

- Entrance Hall**
- Lounge/Diner**
Approx 3.38m x 6.23m
- Kitchen**
Approx 3.62m x 2.55m
- Landing**
- Bathroom**
Approx 1.91m x 1.66m
- Bedroom One**
Approx 4.79m x 3.44m
- Bedroom Two**
Approx 2.67m x 4.14m
- Box Room**
Approx 1.43m x 1.94m

