



Innes & Mackay

ROCKFIELD, 10 ARGYLE STREET, ULLAPOOL, IV26 2UB

- DETACHED FIVE BEDROOM FAMILY HOME LOCATED IN THE POPULAR VILLAGE OF ULLAPOOL
- BRIGHT AND GENEROUS ACCOMMODATION THROUGHOUT
- IMMACULATE CONDITION
- MODERN KITCHEN AND BATHROOM
- ENCLOSED GARDEN
- AMPLE OFF-STREET PARKING

£5,000 BELOW HR VALUE!

FIXED PRICE

£370,000



PROPERTY DESCRIPTION

Located in the highly sought-after village of Ullapool, this immaculate five-bedroom detached home offers spacious and versatile accommodation within easy walking distance of local amenities. Well-maintained and generously proportioned throughout, this property benefits from an enclosed rear garden and ample off-street parking, making it an ideal family home. Early viewing is highly recommended to fully appreciate the condition and appeal of this impressive property.

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.

GARDENS

The front of the property is laid with gravel for ease of maintenance. The gravel continues round to the side of the property providing ample space for off-street parking. Access is provided to the enclosed rear garden and external store. The rear garden is predominately laid to

lawn and surrounded by a mix of well-established plants, shrubs, colorful flowerbeds and mature trees. A decking area offers a lovely space for outdoor entertaining. A timber shed provides external storage.

ENTRANCE HALLWAY

The front door opens into the hallway, which is laid with carpet and open to the staircase. Access is provided to the lounge, kitchen/diner, three bedrooms, bathroom and three cupboards.

LOUNGE

4.14m x 3.83m (13'6" x 12'6")

Located to the front of the property, this comfortable room is laid with carpet and benefits from an open fireplace with tiled surround and wooden mantle.

KITCHEN/DINER

3.97m x 3.51m (13'0" x 11'6")

The modern kitchen is laid with laminate and fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, electric ceramic hob, integral oven, induction hood, integrated dishwasher, washing machine and free standing fridge freezer. The kitchen benefits from an integral storage cupboard and has ample space for dining furniture. A pleasing feature of this room is the multi-fuel stove with tiled surround and wooden mantle. Access is provided to the rear garden.



BEDROOM 1

4.19m x 3.45m (13'8" x 11'3")

This generous double bedroom is laid with laminate flooring and benefits from a good degree of natural light, courtesy of a window to the front elevation.

BEDROOM 2

3.98m x 2.45m (13'0" x 8'0")

Bedroom two is also laid with laminate and has a window to the rear elevation.

BEDROOM 3

2.95m x 2.52m (9'8" x 8'3")

Currently used as a snug, bedroom three is laid with carpet and has a window to the rear elevation.

BATHROOM

2.92m x 1.55m (9'6" x 5'1")

The stylish bathroom is furnished with a wash hand basin with fitted storage, WC and bath with mains shower.

STAIRCASE TO LANDING

The carpeted staircase proceeds to the landing where access is provided to the two bedrooms and shower room.

BEDROOM 4

4.40m x 3.87m (14'5" x 12'8")

This large double room is laid with carpet and has a

window to the front elevation. This bedroom benefits from two integral storage cupboards.

SHOWER ROOM

2.34m x 1.82m (7'8" x 5'11")

The shower room is furnished with a wash hand basin, WC and shower cubicle with electric shower. This room is laid with carpet and has a window to the front elevation.

BEDROOM 5

4.36m x 3.63m (14'3" x 11'10")

Bedroom five is another spacious double room laid with carpet. This room benefits from fitted storage and has a window to the front elevation.

GLAZING

Double glazing

HEATING

Oil central heating.

PARKING

Ample off-street parking

EPC BAND - E

COUNCIL TAX BAND - E



SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.







Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1208754)

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