

# House and Plot of Land

WITH PLANNING 0.13 ACRES RIVERSIDE TERRACE,  
ULLAPOOL, HIGHLAND, IV26 2XG



*A lovely single-level four-bedroom detached home with tree-lined views across to Lochbroom and Beinn Ghobhlach, included with this purchase is a 0.13-acre building plot with planning in principle for a further detached dwelling granted December 2023 ((Ref: 23/05761/PIP))*



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Discover a tranquil haven in the heart of Ullapool with this delightful 4-bedroom detached bungalow. Situated on a serene, picturesque street, the property offers a tree-lined view over Lochbroom, ensuring a peaceful and private atmosphere.

The purchase also includes a conveniently located plot accessed from Fraser Court behind the property, with mature shrubs, fruit trees and mountain views. Connections have been investigated for electricity, water, and sewage. Previously approved for a 4-bedroom home with a wrap-around garden (Ref: 15/00443/FUL), and currently has planning in principle as of December 2023 (Ref: 23/05761/PIP).

# THE PLOT



2 Riverside Terrace is designed on one level, ensuring easy accessibility and a seamless flow throughout.

# THE LOUNGE



Step into a very bright and spacious lounge, where natural light floods in, accentuating the open fireplace that promises cosy evenings and leads into the relaxing dining area.

# THE KITCHEN/DINER



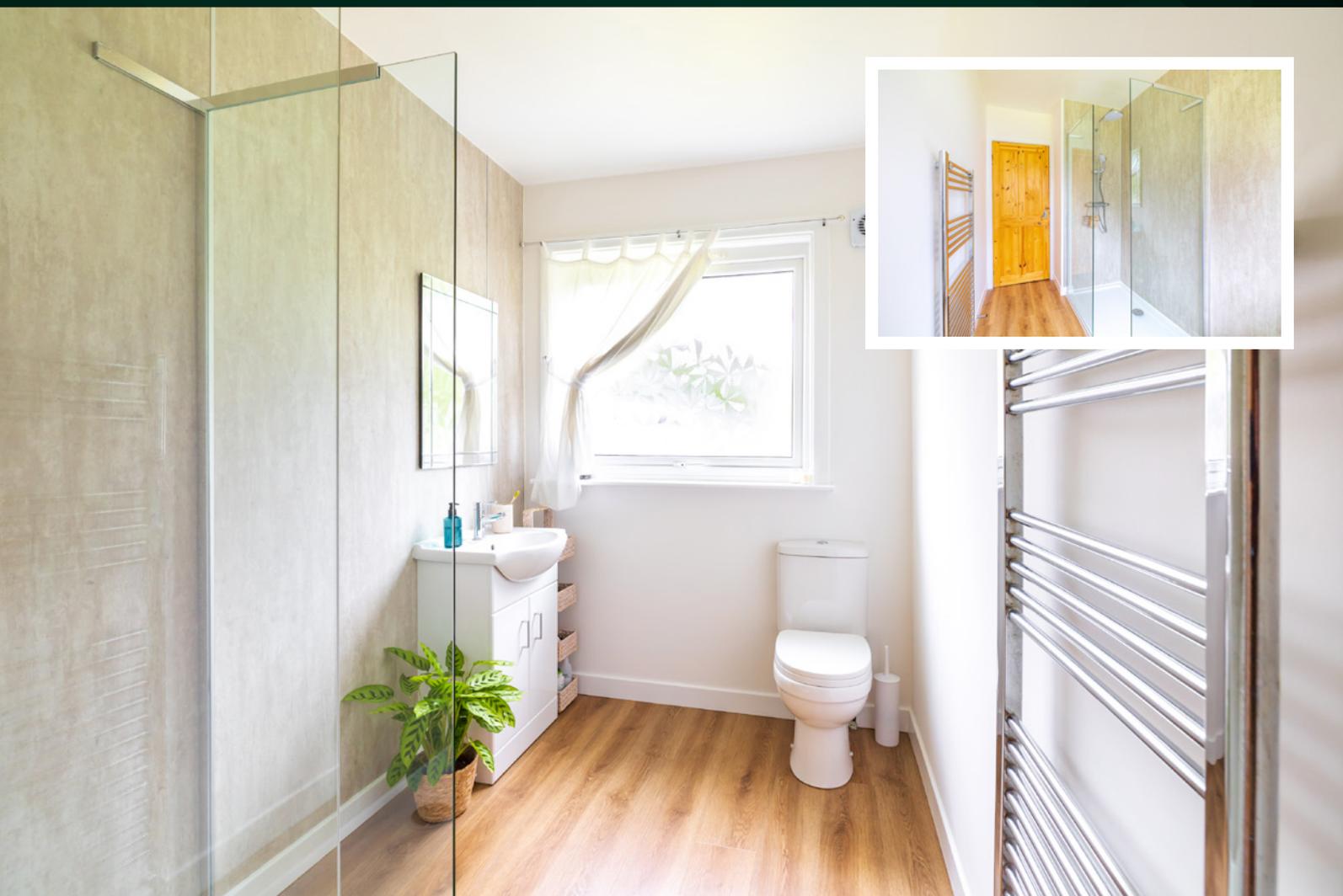
The dining kitchen area is perfect for both everyday meals and entertaining, featuring ample space for a dining table. A convenient utility area with an additional WC adds to the home's practicality.





The recently installed modern bathroom boasts a high-quality walk-in shower, blending functionality with contemporary style. All three double bedrooms are generously sized, offering built-in storage and cupboard space, ensuring plenty of room for the whole family. There is a further good sized single bedroom currently used as a bright and spacious office.

# THE SHOWER ROOM



# BEDROOMS 1 & 2



# BEDROOMS 3 & 4



The views from this property are truly breathtaking. From the front of the house, enjoy uninterrupted vistas of Beinn Ghobhlach with only bushes and trees in the foreground and Ullapool River and Lochbroom beyond, creating a tranquil and secluded atmosphere.

The large windows throughout the home allow you to take in the picturesque surroundings from every room, making nature a part of your everyday life. Outside, the property continues to impress. A spacious driveway accommodates at least five cars, while a large garage provides additional storage or parking. The wrap-around garden is a haven for nature lovers, attracting wild birds and offering a peaceful outdoor space to enjoy.

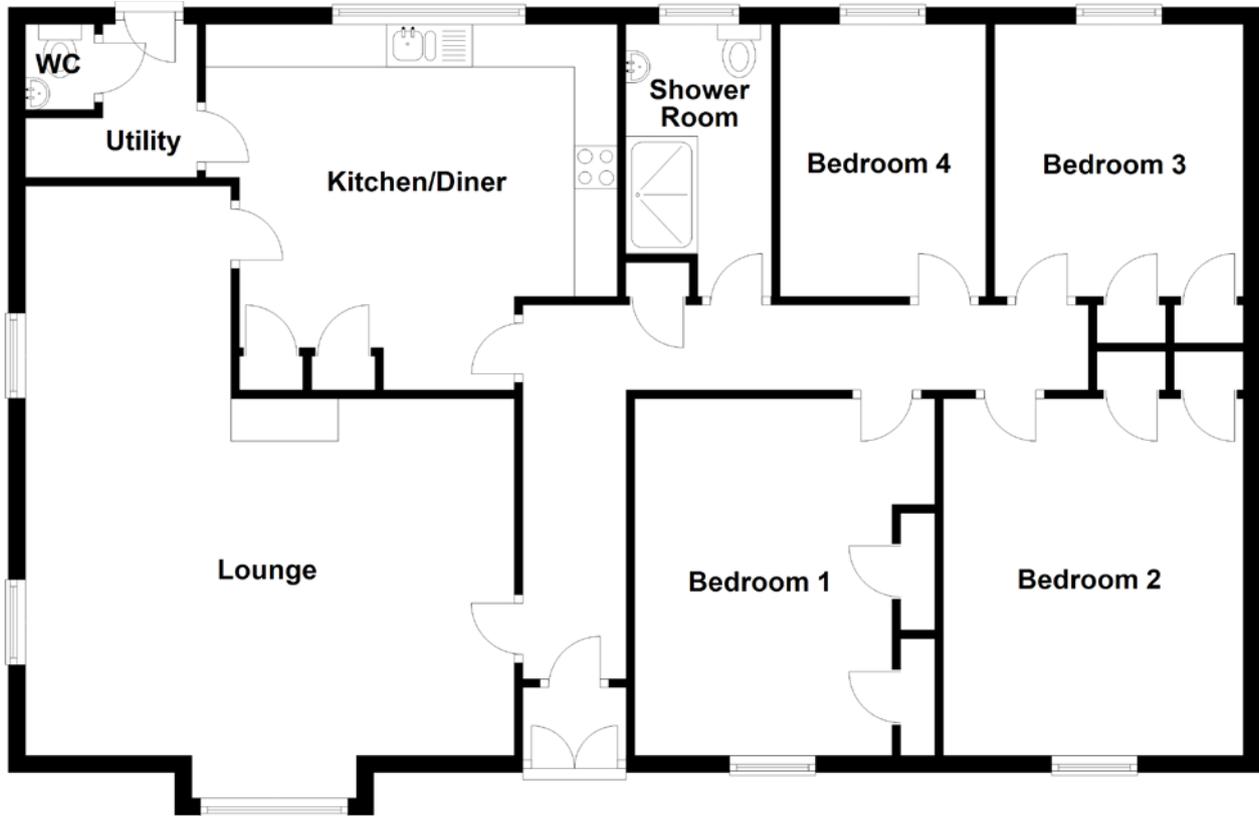
This is an exceptional opportunity to acquire a charming coastal retreat in the Highlands, with the added potential to build a second dwelling for resale or use as a holiday rental.

## EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

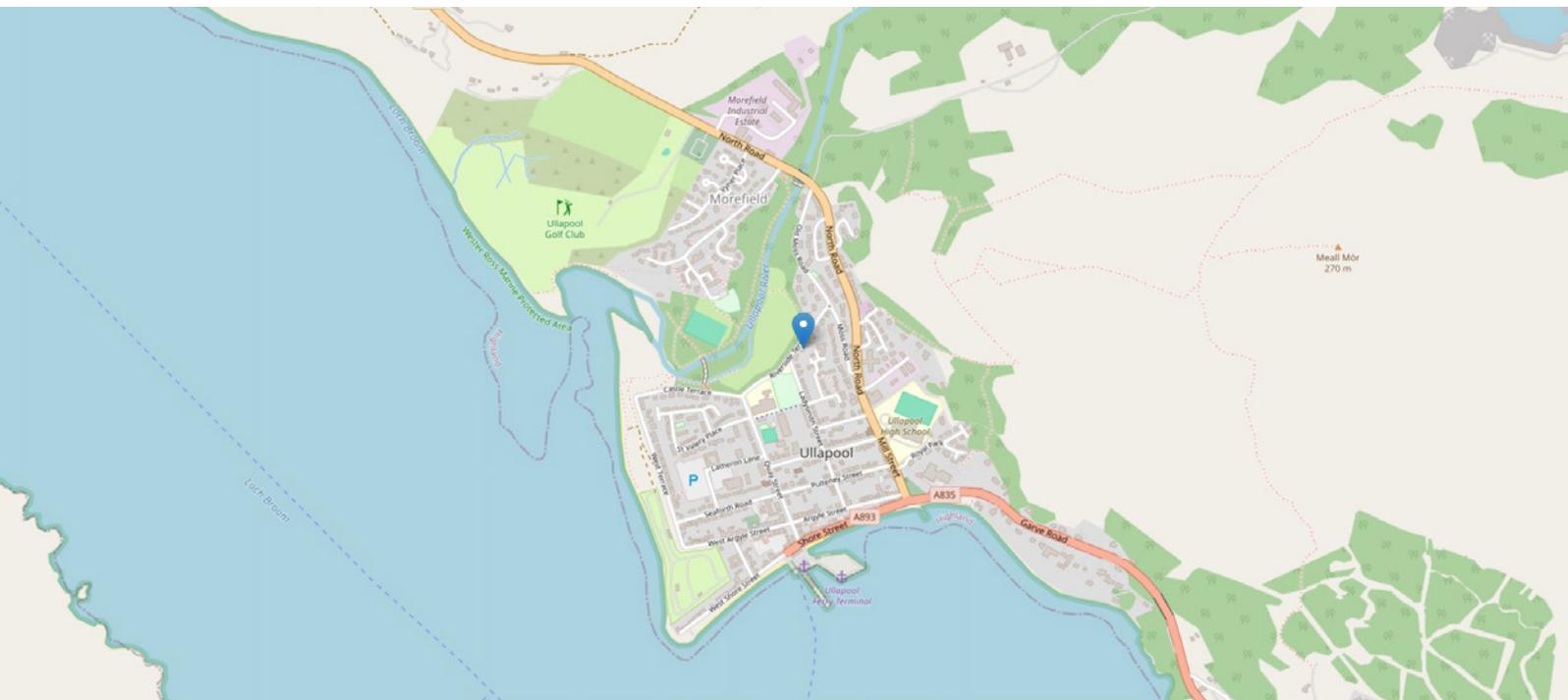


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.70m (22') x 5.70m (18'8")
Kitchen/Diner	4.80m (15'9") x 4.30m (14'1")
Utility	2.00m (6'7") x 1.80m (5'11")
WC	1.00m (3'3") x 0.80m (2'8")

Bedroom 1	4.20m (13'9") x 3.50m (11'6")
Bedroom 2	4.20m (13'9") x 3.50m (11'6")
Bedroom 3	3.20m (10'6") x 2.90m (9'6")
Bedroom 4	3.20m (10'6") x 2.40m (7'10")
Shower Room	3.20m (10'6") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 124m<sup>2</sup> | EPC Rating: E



# THE LOCATION

Welcome to the enchanting town of Ullapool, a charming fishing haven situated approximately 55 miles west of Inverness City Centre. Embark on a scenic journey along the A835, winding through breathtaking landscapes—just over an hour's drive filled with captivating places of interest and convenient rest stops on the way. Nestled in one of the least spoiled natural environments in the UK, Ullapool offers a wealth of attractions and activities. The town is adorned with brilliant local amenities, catering to both everyday living and the perfect holiday retreat.





Explore a diverse range of walks in the area, from mountain trails and rocky coasts to long inland footpaths, featuring some of the finest summits in the northwest Highlands. Ullapool serves as an ideal base for venturing into the surrounding countryside and touring Wester Ross and the Highlands. Additionally, a short ferry ride transports you to Stornoway and Lewis in the Outer Hebrides, expanding your horizons.

Golf enthusiasts will be delighted with the local golf course, which not only offers a challenging game but also provides stunning views of the surrounding landscapes. This course is a gem for both seasoned golfers and newcomers looking to enjoy the sport in an unparalleled setting.

Acclaimed as an outdoor paradise, Ullapool showcases a 'Scandinavian twinkle in winter and Canadian-style adrenaline in summer.' Voted one of the UK's top 10 outdoor destinations, the town guarantees an unforgettable experience. Whether you seek adventure or tranquillity, Ullapool invites you to embrace its unique charm and explore the wonders that make it a truly exceptional destination.



  
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