

# 12 Fraser Court

ULLAPOOL, IV26 2UZ



COMPACT MID TERRACED BUNGALOW  
IN THE COASTAL VILLAGE OF ULLAPOOL



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12 Fraser Court, Ullapool, is a well-presented mid-terraced bungalow offering comfortable and straightforward living within easy reach of the village centre and harbour. This compact bedsit-style property provides a practical layout that will appeal to first-time buyers, those seeking a low-maintenance Highland base, or anyone looking for a manageable property in a popular coastal village.

The accommodation is arranged on one level and comprises an open living and sleeping area, which creates a bright and versatile main space. A multi-fuel stove provides a focal point within the room, and the property is also fitted with electric heating. The kitchen is set separately and offers functional workspace and storage, making it well-suited to everyday living.

## The Property



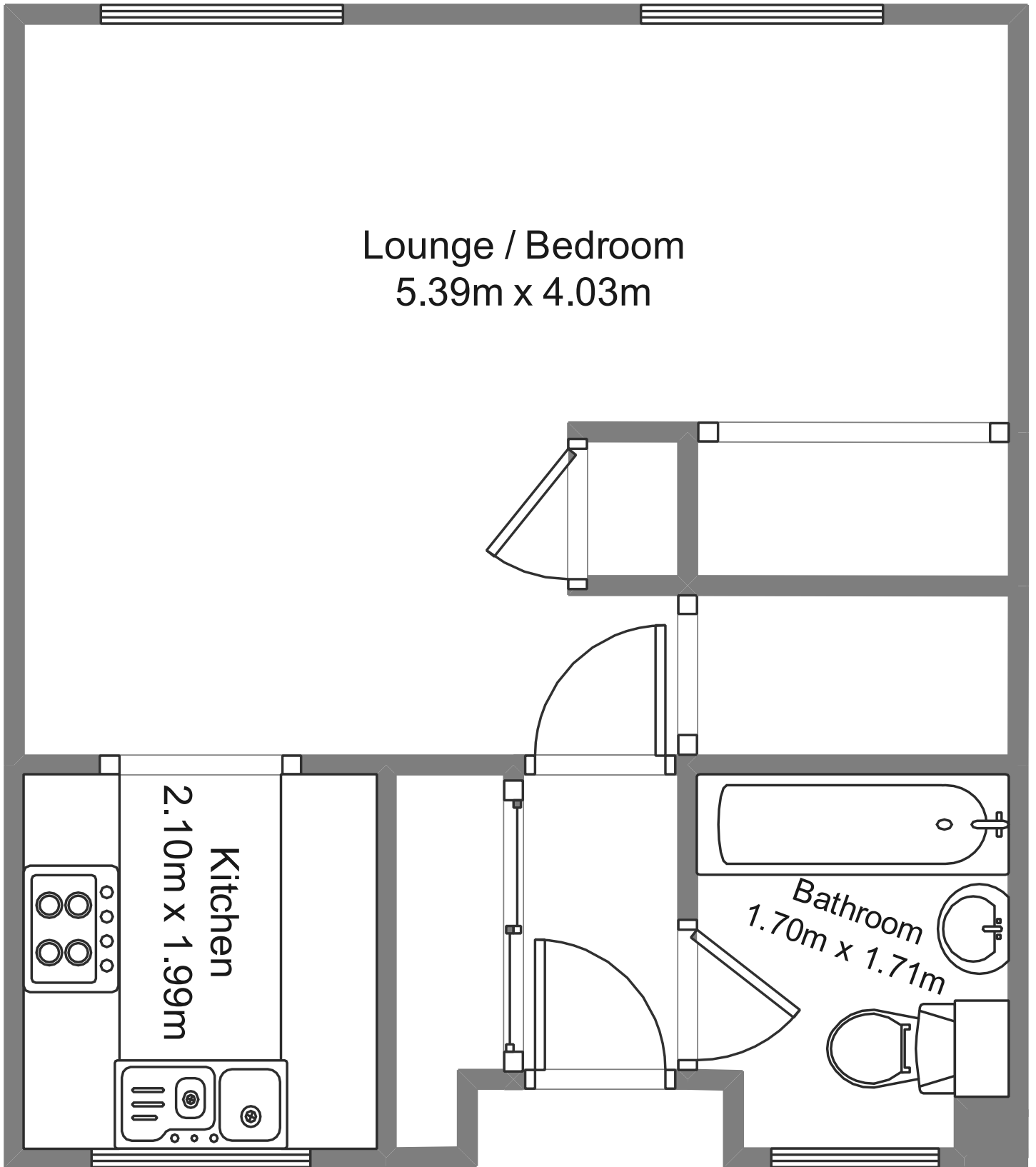






The bathroom is fitted with a bath and shower over, providing both convenience and flexibility. The layout of the property makes good use of the available space and offers an easy-to-maintain home.





Gross internal floor area (m<sup>2</sup>): 33m<sup>2</sup>

EPC Rating: E

Externally the property benefits from a front garden finished with stone chips, providing a neat and low-maintenance outdoor area. On-street parking is available close to the property.



This property represents an accessible opportunity to purchase a home in Ullapool, whether as a main residence, holiday retreat or investment.





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Ullapool is a vibrant coastal village on the shores of Loch Broom in the north west Highlands, surrounded by dramatic mountain scenery and coastal views. The village offers a relaxed lifestyle while still providing a good range of everyday amenities. Local facilities include a selection of independent shops, cafés, restaurants and hotels, along with a supermarket, leisure facilities, medical centre and both primary and secondary schooling. Ullapool also has a well known arts and music scene, with cultural events and festivals taking place throughout the year.

The surrounding area offers excellent opportunities for outdoor activities including walking, cycling, sailing, fishing and wildlife watching. The nearby landscapes of Assynt, Coigach and the wider North West Highlands are particularly popular with outdoor enthusiasts. Ullapool is also an important transport hub for the region. The village is the mainland ferry terminal for services to Stornoway on the Isle of Lewis, operated by Caledonian MacBrayne. Road links connect the village to Inverness via the A835, with a journey time of around one hour and fifteen minutes. A wider range of retail, rail services and flights can be found at Inverness Airport.

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## The Location



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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