

Galbraith



8 CASTLE TERRACE
ULLAPOOL.



8 CASTLE TERRACE, ULLAPOOL.

A detached bungalow of non-traditional construction with beautiful water and island views.

Dingwall 46 miles. ■ Inverness 58 miles.

- One Reception Room. Two bedrooms.
- Of non-traditional Dorran construction.
- A rarely available redevelopment opportunity overlooking Loch Broom.
- Mains services.
- On the North Coast 500.

About 0.08 hectares (0.21 acres) in all.

Offers Over £170,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Originally a thriving 18th century fishing port, Ullapool now flourishes as a ferry port to Lewis, is known as a centre for Highland arts and culture and is a popular tourist destination. With excellent road links from Inverness, Ullapool is used as a base by many who wish to explore the outstanding and unspoilt landscape of the north west Highlands with its stunning coastline and dramatic mountains. The village is well served by a good range of shops and amenities including a major supermarket, a secondary school and a number of good hotels and restaurants. The market town of Dingwall is about a 45 minute drive away while Inverness, about an hour's drive away, has all the facilities of a modern city as well as its airport with regular flights to the south and Europe.

DESCRIPTION

NO 8 Castle Terrace occupies a generous, level site in an enviable position within the village, enjoying stunning views over the Ullapool River estuary and Loch Broom towards the Summer Isles. It is within walking distance of a wide range of local amenities, and the property is mains serviced. Being of non-traditional (Speyro) construction, 8 Castle Terrace would require upgrading or alternatively the property could be demolished and the site re-developed subject to gaining the relevant permissions. Due to the nature of the construction mortgageability will be limited and buyers looking to finance the purchase are encouraged to read the home report and to take advice from a mortgage advisor prior to viewing.

ACCOMMODATION

Ground floor – Entrance Vestibule. Sitting Room. Two Bedrooms. Bathroom. Kitchen/Dining Room.

GARDEN GROUNDS

The property occupies a site extending to approximately 0.21 acres and is approached by the public road, a tarmac driveway leading to the attached garage. The garden is mainly laid to grass fringed with shrubs and number of mature trees and access to garden to the rear can be gained via St Valery Place.

OUTBUILDINGS

Attached Garage
2.6m x 5.9m
With up and over door.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	Oil	Band B	Available	Band E	Freehold

DIRECTIONS

Exact grid location – What3Words - <https://what3words.com/tingled.cheerily.boosted>

MOVEABLES

All carpets and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.



VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV26 2XD

SOLICITORS

Ledingham Chalmers (incorporating Anderson Shaw & Gilbert)
York House
20 Church Street
Inverness
IV1 1ED

2017 ANTI MONEY LAUNDERING REGULATIONS

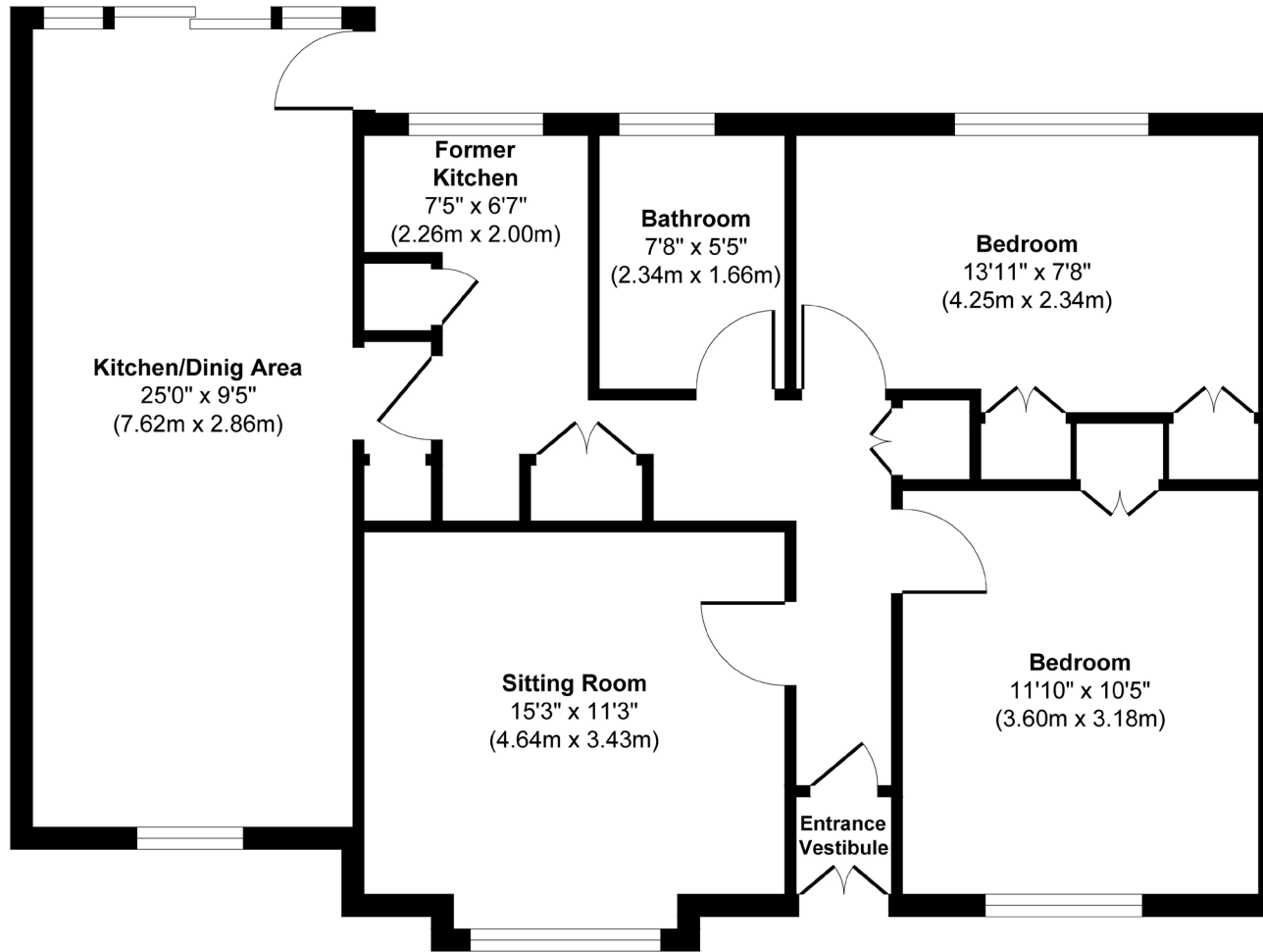
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.



8 Castle Terrace, Ullapool, IV26 2XD



Floor Plan
Approximate Floor Area
814 sq. ft
(75.69 sq. m)

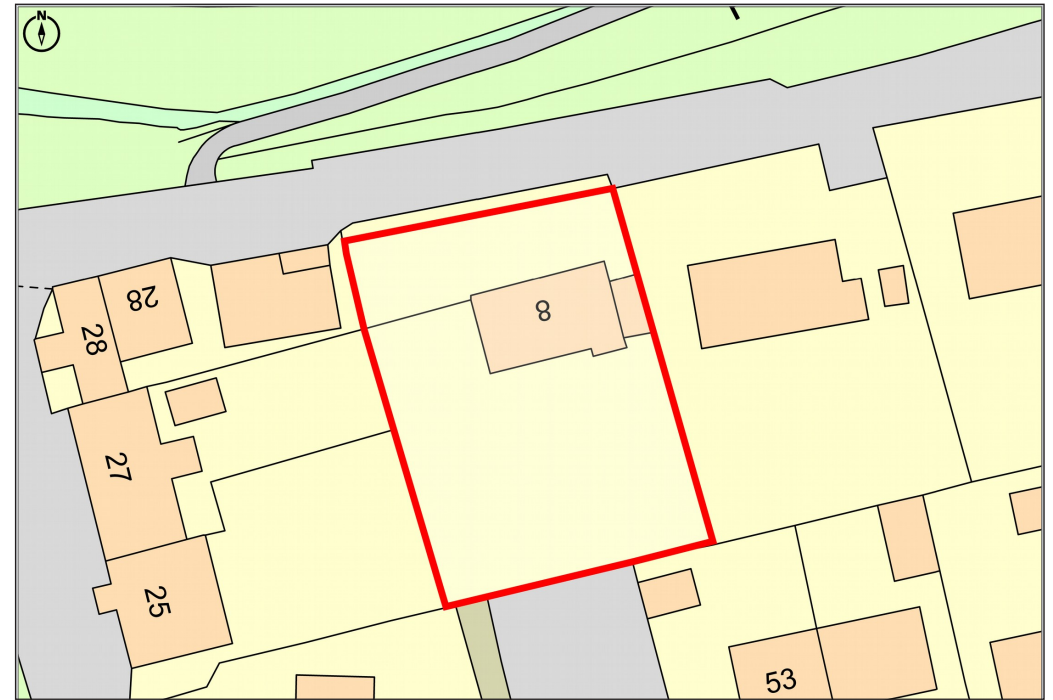
Approx. Gross Internal Floor Area 814 sq. ft / 75.69 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in May 2023.





Galbraith



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