

Offering four bedrooms, generous workshop and storage space, and driveway parking, this well-maintained home presents an excellent opportunity for families and buyers seeking versatile accommodation in the heart of Ullapool.

Originally built around 1956, the property has been extended from its original two-bedroom layout to provide four bedrooms, offering flexibility for growing families, visiting guests or those requiring space to work from home. In need of modernisation, the property has been well cared for over the years, allowing the next owners to update and personalise the accommodation to their own taste over time. Outside, the driveway provides parking for two to three vehicles, while the front and rear gardens offer manageable outdoor space. A particular feature is the substantial outbuilding, providing excellent workshop and storage potential.

The location is especially appealing for family life, with Ullapool Primary School directly opposite and the secondary school just a short walk away. Local shops, services and the village centre are also within easy reach.

Directions: From the Tore Roundabout, take the A835 towards Ullapool and continue for approximately 49 miles. On entering Ullapool, follow the road into the village and continue past the Royal Hotel and the petrol station. Turn right onto the road leading away from the seafront, then follow the road towards Ladysmith Street. Number 25 is situated on Ladysmith Street, opposite Ullapool Primary School.

What3Words: [///storeroom.pastime.crass](#)

Services: Mains electricity, water and drainage.
Private LPG Supply
Council Tax Band D
A Home Report is available on request
To arrange a viewing call Highland Homes on
01349 865125 Monday to Thursday 9am - 5pm
and Friday 9am - 4.30pm
Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct, they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk

Floor coverings, curtains, Blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



FOR SALE

HIGHLAND HOMES
by Middleton Ross



25 Ladysmith Street, Ullapool, IV26 2UW

Offers Over £215,000

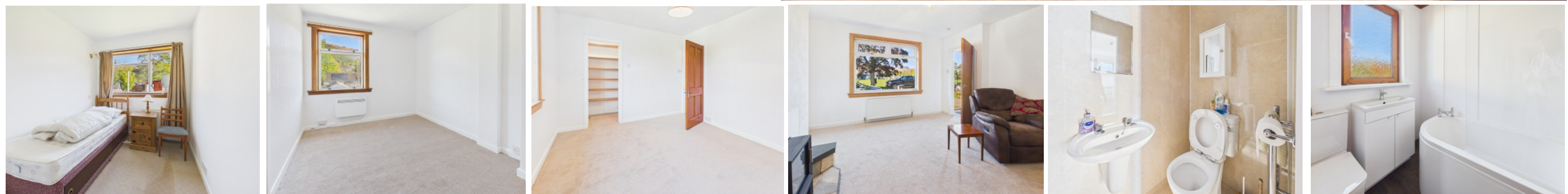
- Semi-Detached House
- Entrance Hall
- Lounge
- Kitchen Diner
- Four Bedrooms
- Landing
- Utility Room
- 1 Bathroom and 1 Shower Room
- LPG Central Heating
- Double Glazing
- Gardens to Front and Back
- Workshops and Large Sheds
- Close to Schools and Town Centre
- EPC Rating Band E

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25 Ladysmith Street, Invergordon, Iv26 2UW

Offers Over £215,000

With four bedrooms, useful parking, substantial workshop space and schools close at hand, 25 Ladysmith Street offers an appealing combination of everyday practicality and opportunity.



Approximate Floor Area 98m²