

36 Morefield Place,

Ullapool, Highland, IV26 2TS

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Introduction

Well-presented three-bedroom end-terraced property in a convenient residential area of Ullapool, with an enclosed rear garden and sea views from the front

Spacious sitting room with wood-burning stove

Open plan kitchen/dining room

Three double bedrooms and a floored loft

Enclosed rear garden with patio, raised beds and lawn



36 Morefield Place is a well presented three-bedroom end-terraced property in a convenient residential area of Ullapool. The accommodation is arranged over two floors, with sea views from the front-facing rooms and an enclosed garden to the rear. It is fully double glazed and has air source heating.

The property is accessed by a hardwood entrance door which opens into the porch, which has windows providing natural light and laminate flooring. A glazed door leads into the hallway, where there is a WC fitted with a wash hand basin. There is also a built-in storage cupboard.

The sitting room has wooden flooring and a window to the front overlooking the garden towards the sea. The central feature is an inset wood-burning stove set on a slate hearth with a wooden mantel above. The kitchen/dining room is fitted with a good range of beech-effect units with granite-effect work surfaces. Appliances include a built-in electric oven, four-ring Whirlpool hob and Hotpoint washing machine. A window overlooks the rear garden, while the dining area has space for a large table and a further window. A door opens to the garden.



From the hall, stairs rise to the first-floor landing, where there is a further good-sized storage cupboard and access by a Ramsay ladder to a floored loft.

The family bathroom is fitted with a WC, wash hand basin and bath with a mains shower over and tiling around.

Bedroom one is a spacious double room with a window to the rear overlooking the hillside above Ullapool and there is recessed hanging space. Bedrooms two and three are both double rooms with windows to the front and views towards the sea and surrounding hills.

Garden

To the front is a small area of garden. The enclosed rear garden includes a large patio, raised beds and an area laid mainly to lawn, providing a secure and easily maintained outside space.







Location

36 Morefield Place is in a popular residential area in Ullapool with amenities within walking distance.

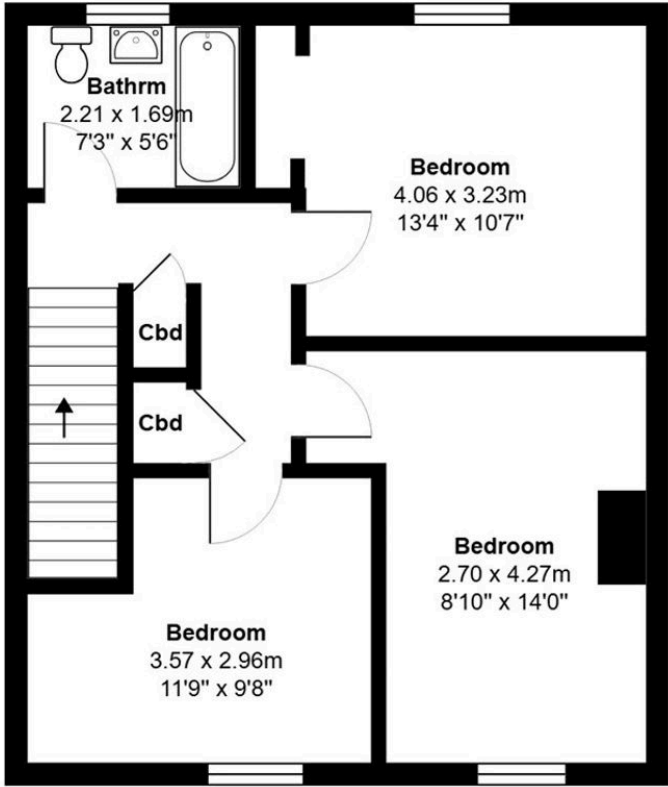
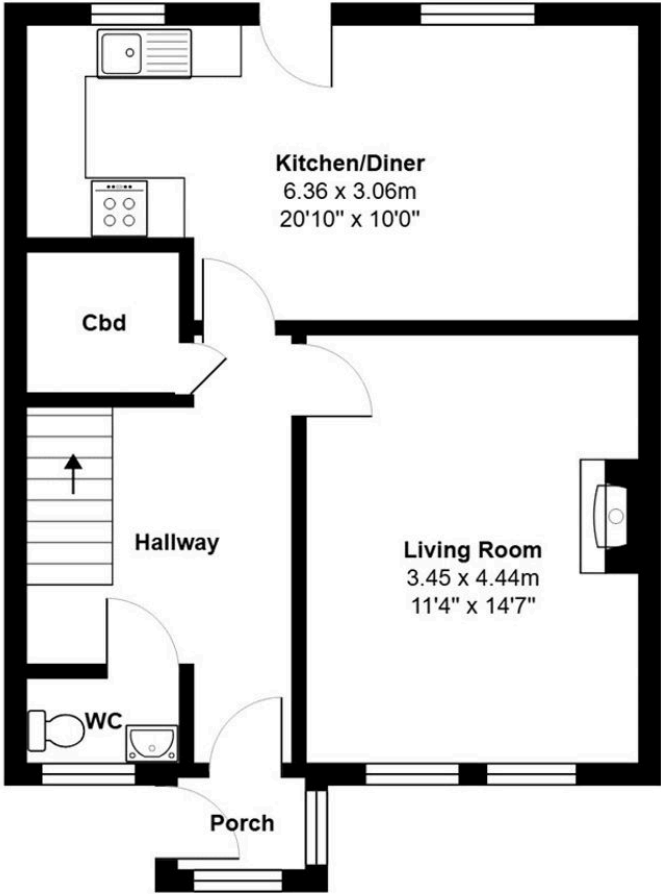
Ullapool is the main town of Wester Ross with excellent primary and secondary school, a supermarket, shops, leisure centre with swimming pool, a sailing club and a nine-hole golf course. There are good hotels and restaurants in the area and there is a ferry link to the Hebridean Island of Lewis.

Inverness, the capital of the Highlands, is about an hour and a half drive by road and has a modern shopping centre, hotels, restaurants, theatre, cinemas, hospital, and a mainline railway station. Inverness Airport, some eight miles east, has a good variety of services to destinations both domestic and overseas.



Plans

93 square meters



Details

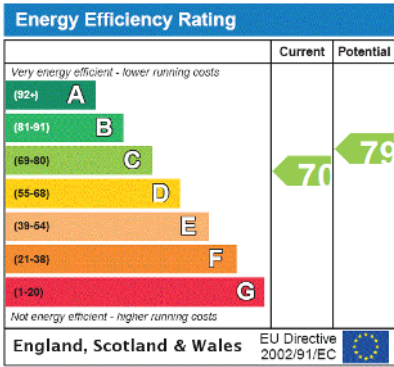
Local Authority
Highlands and Islands Council

Council Tax
Band = C

Tenure
Freehold

EPC
EPC Rating = C

36 Morefield Place



Services & Additional Information

Mains water and electricity.
Air source heat pump.

Directions
From Inverness take the A9 and then the A835 to Ullapool. When entering Ullapool continue along the A835 which bears right. Continue along until you see a sign on the right for Morefield, turn left here. Follow the road which eventually becomes Morefield Place, and you will come to number 36 which is on the right-hand side.
What3Words///grape.lofts.relishes

Ullapool, Highland, IV26 2TS

Offers Over £195,000



Joanne Stennett

Highland

01463 717799

highland@bellingram.co.uk



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Published: September 2026

Property Ref: INE260145

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