



Main Bedroom Ensuite with Mountain views

Area Attractions:

- ❑ Lochbroom Leisure Centre / Swimming Pool
- ❑ Boat Trips to Summer Isles: from Ullapool & Achiltibuie, as well as local fishing
- ❑ Hill-walking (includes Ullapool Hill Path from near Kilbrannan)
- ❑ Award-winning Ullapool Museum
- ❑ Ullapool Golf Course (9-hole)
- ❑ Local seafood and High quality Restaurants & Cafes
- ❑ Art and Photographic Galleries
- ❑ Lael Forest Walks; Corrieshalloch Gorge; Wood-turning Centre & Leckmelm Gardens
- ❑ Highland Stoneware Ltd (Local Pottery)
- ❑ Near Ferry Terminal for Hebrides

Twin Bedroom with views to garden



LOCATION:

Braes: 1 mile from centre of Ullapool in elevated position with mountain views.

Ullapool: 55 miles from Inverness (Airport, Car-Hire, Bus Station & Railway Station)

Ferry Terminal for Hebrides: Ullapool, 1 & ½ mile from Kilbrannan

FOR BOOKINGS OR INFORMATION CONTACT:

Katharine Douglas (Owner)
Achmore, Moss Road
Ullapool, IV26 2TF

Tel / Fax: 01854 612 236

Email: enquiries@kilbrannan-ullapool.co.uk
Website: www.kilbrannan-ullapool.co.uk



Kilbrannan Holiday House (Braes, Ullapool)

4 Star Self-Catering
Accommodation (for up to 6)
in Wester Ross, Scotland



2011
BROCHURE



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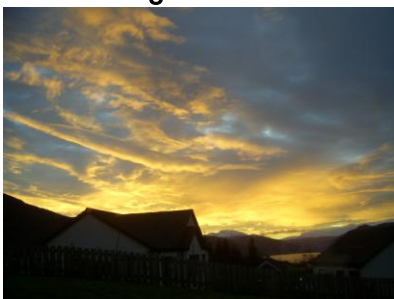
Kilbrannan Holiday House is a beautiful 4 Star modern large bungalow situated in the elevated position of Braes, only 1 mile from the centre of Ullapool, Wester Ross.

Kilbrannan is extremely well equipped for your stay and is all on one level throughout; offering luxurious and very comfortable accommodation for up to 6 people (Travel cot and High chair also available on request). There is a ramp to the front door but no disabled facilities in the house. Families welcomed! With central heating, double-glazing, many well-appointed fittings (including many books!) and stunning views, Kilbrannan is ideally situated to ensure a very comfortable and relaxing stay.

The prices noted are fully inclusive and are not subject to VAT.

The owner regrets No-Smoking & No Pets

Photo shows Evening Sunset from Kilbrannan



Large Lounge with TV, DVD & Sky



LOCATION:

- ❑ 1 mile from Ullapool (ferry-port to Stornoway, Western Isles / Hebrides)
- ❑ Ullapool is 55 miles from Inverness by Car (also bus service to Ullapool)
- ❑ Inverness is served by Airport / Railway Station from most cities
- ❑ Ullapool has many amenities including: Tesco Supermarket, Post Office, Banks, Museums, Garden Centre / Nursery, Swimming Pool / Leisure Centre, 9-hole Golf Course, Hardware Store, Bookshops, Restaurants, Cafes and local Butcher

FACILITIES (ALL ON ONE LEVEL):

- ❑ 3 Bedrooms: 1 Double room (king size bed) with en-suite shower room & 2 Twin Rooms. (Kilbrannan sleeps 6 persons).
- ❑ Family Bathroom (Bath, hand held shower, WC, wash hand basin)
- ❑ Dining Kitchen with Patio Doors to Garden: Large Range Cooker (Gas Hob / Electric Oven), Microwave, Larder Fridge & Dishwasher
- ❑ Lounge (TV / VCR / Sky / DVD Player), Books, Videos and DVDs.
- ❑ Travel Cot and High Chair available on request.
- ❑ Utility Room has Tumble Dryer, Freezer, Washing Machine
- ❑ Oil-fired Central Heating throughout
- ❑ Large secure private Garden (1/3 acre plot) with views to Mountains / Forest
- ❑ Ample Car Parking (takes at least 4 cars)

INCLUDED IN RENTAL (No further charges to pay):

- ❑ Heating / Electricity
- ❑ Bed Linen / Towels (for your arrival)
- ❑ Please note that no refunds are given, the Owner indicates that Travel Insurance policy might be preferred.



Dining Kitchen

Price Tariff for 2011 (per week)

Sat 8 th January - Sat 9 th April	£400
Sat 9 th April - Sat 30 th April (Easter Sunday 24 th April)	£475
Sat 30 th April - Sat 2 nd July (Spring May Bank Holidays: Mon 2 nd & 30 th)	£545
Sat 2 nd July - Sat 23 rd July	£595
Sat 23 rd July - Sat 3 rd September (Bank Holiday: Mon 29 th Aug)	£675
Sat 3 rd September - Sat 1 st October	£545
Sat 1 st October - Sat 29 th October	£475
Sat 29 th October - Sat 24 th December	£400
Sat 24 th December - Sat 7 th January '12	£650

Prices all inclusive of Heating, Electricity, Bed Linen and Towels Kilbrannan is open all year

£100 Deposit is payable at time of booking with remainder due 6 weeks before arrival date. See website for full terms and conditions.