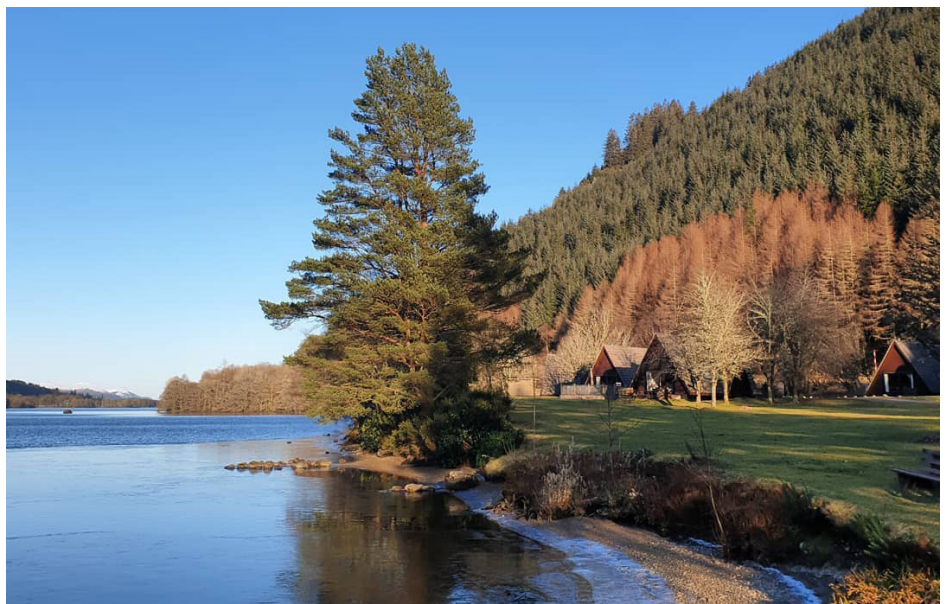


# Lodge 17, Invergarry Lodges

SOUTH LAGGAN, SPEAN BRIDGE, PH34 4EA



*A detached three-bedroom Scandinavian A-frame lodge, in the ever-popular Invergarry Lodge site on the banks of Loch Oich*



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This stylish three-bedroom Scandinavian-style A-frame lodge is nestled in the heart of the breathtaking Scottish Highlands, Lodge 17 at Invergarry Lodges offers a unique and enticing opportunity for both leisure seekers and astute investors. The Invergarry Lodge site itself is perched in a prime position on the serene banks of Loch Oich, providing an enchanting escape for those who crave natural beauty and adventure. Whether you seek a luxurious holiday home or a lucrative holiday let investment, Lodge 17 presents an alluring proposition.

Unlike many lodges in the Highlands, this is available for occupancy 365 days a year, allowing you to enjoy it as a permanent residence or a seasonal getaway.

# THE LOUNGE /KITCHEN/DINER



Step inside this well-maintained lodge to discover a haven of comfort and style:

- The spacious lounge and dining area are flooded with natural light, thanks to new sliding doors that lead to a fully enclosed and recently updated decking area. This space is perfect for relaxing with loved ones or entertaining guests.
- The fully equipped open-plan kitchen has been tastefully modernised to cater to all your culinary needs. Prepare delicious meals while taking in the scenic beauty just beyond your window.









- Lodge 17 features two generous double bedrooms, ensuring a restful night's sleep. Additionally, there is a smaller single bedroom, ideal for accommodating family and friends.
- The lodge boasts a modern shower room with a convenient corner shower cubicle, offering a refreshing start or end to your day.

# THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





Invergarry Lodges is strategically located amidst the Highland's natural wonders, making it a perfect base for exploration. From hiking and mountain biking to fishing and golfing, there's no shortage of outdoor activities to enjoy. An abundance of wildlife can also be seen from birds of prey, red squirrels, deer and pine martins. With the Highlands' rich history and vibrant culture, you'll never tire of discovering new experiences.

With the surge in tourism across this region of Scotland, this property also represents a compelling investment opportunity. The potential for high rental income and capital growth is substantial, making it an attractive prospect for those looking to diversify their portfolio.

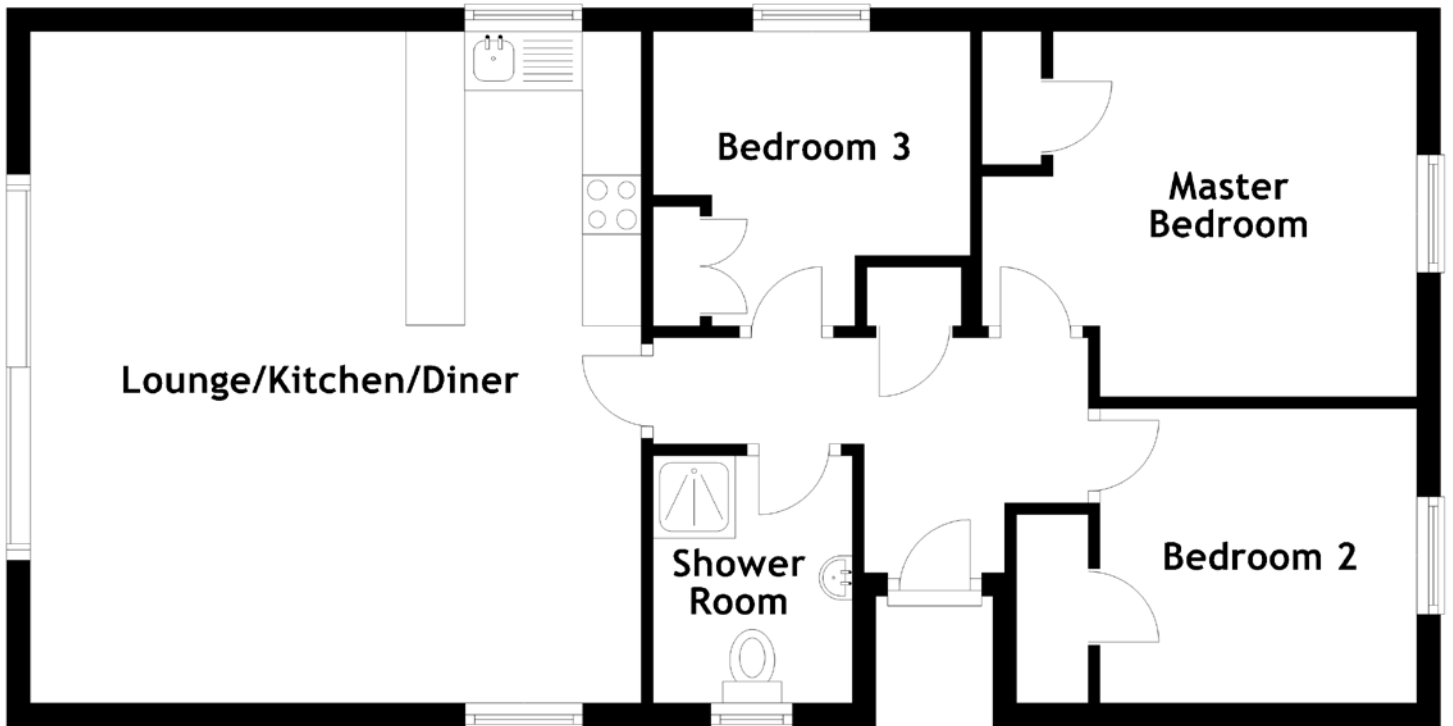
Don't miss the chance to secure your place in the heart of the Highlands. Lodge 17 at Invergarry Lodges is your gateway to a world of natural beauty, adventure, and financial success. Whether you're seeking a peaceful retreat or a profitable business venture, this lodge has it all.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

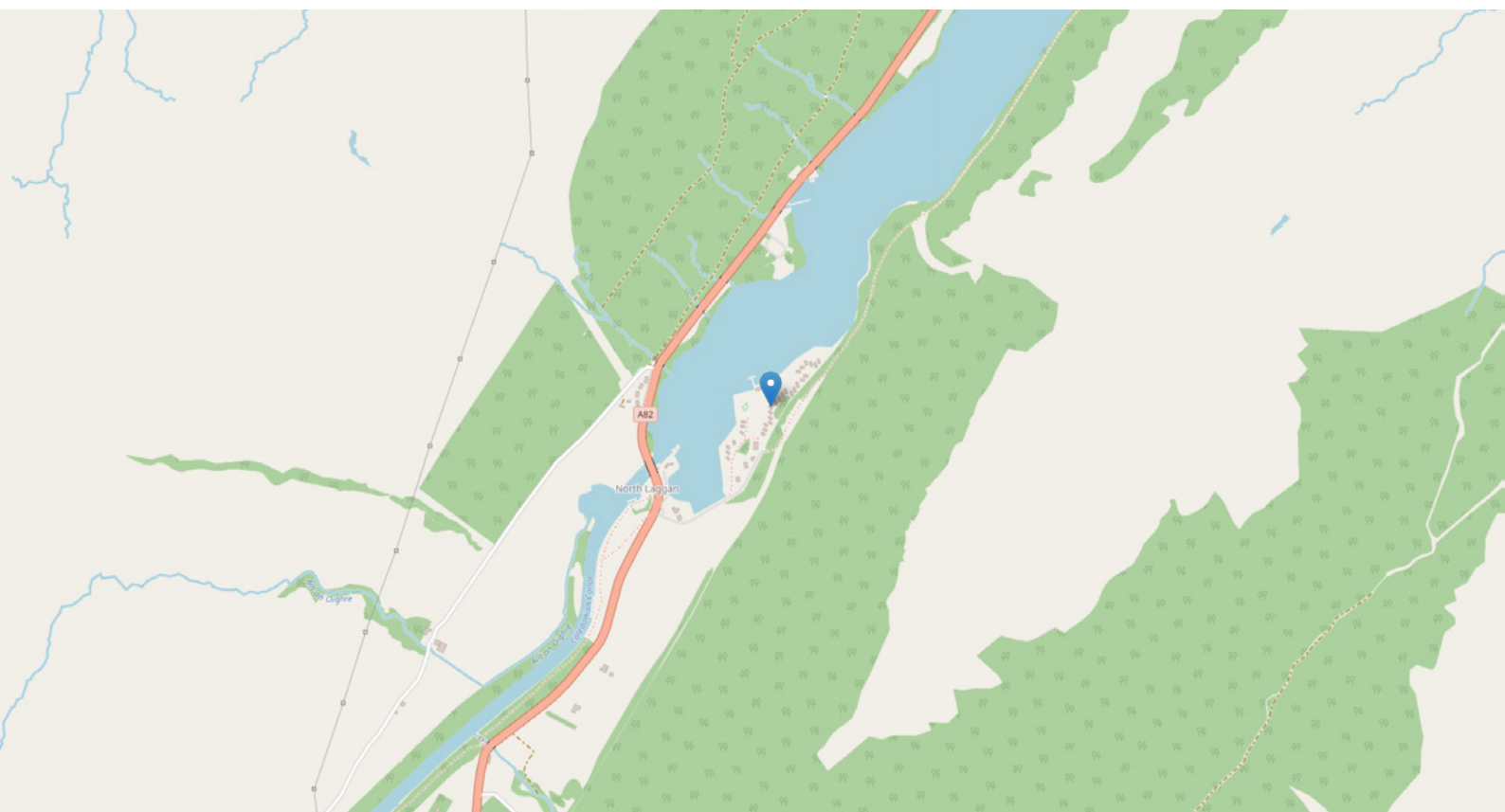


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner 5.20m (17'1") x 4.90m (16'1")  
Shower Room 2.10m (6'11") x 1.70m (5'7")  
Master Bedroom 3.70m (12'2") x 2.40m (7'10")

Bedroom 2 2.70m (8'10") x 2.50m (8'2")  
Bedroom 3 2.70m (8'10") x 2.50m (8'2")

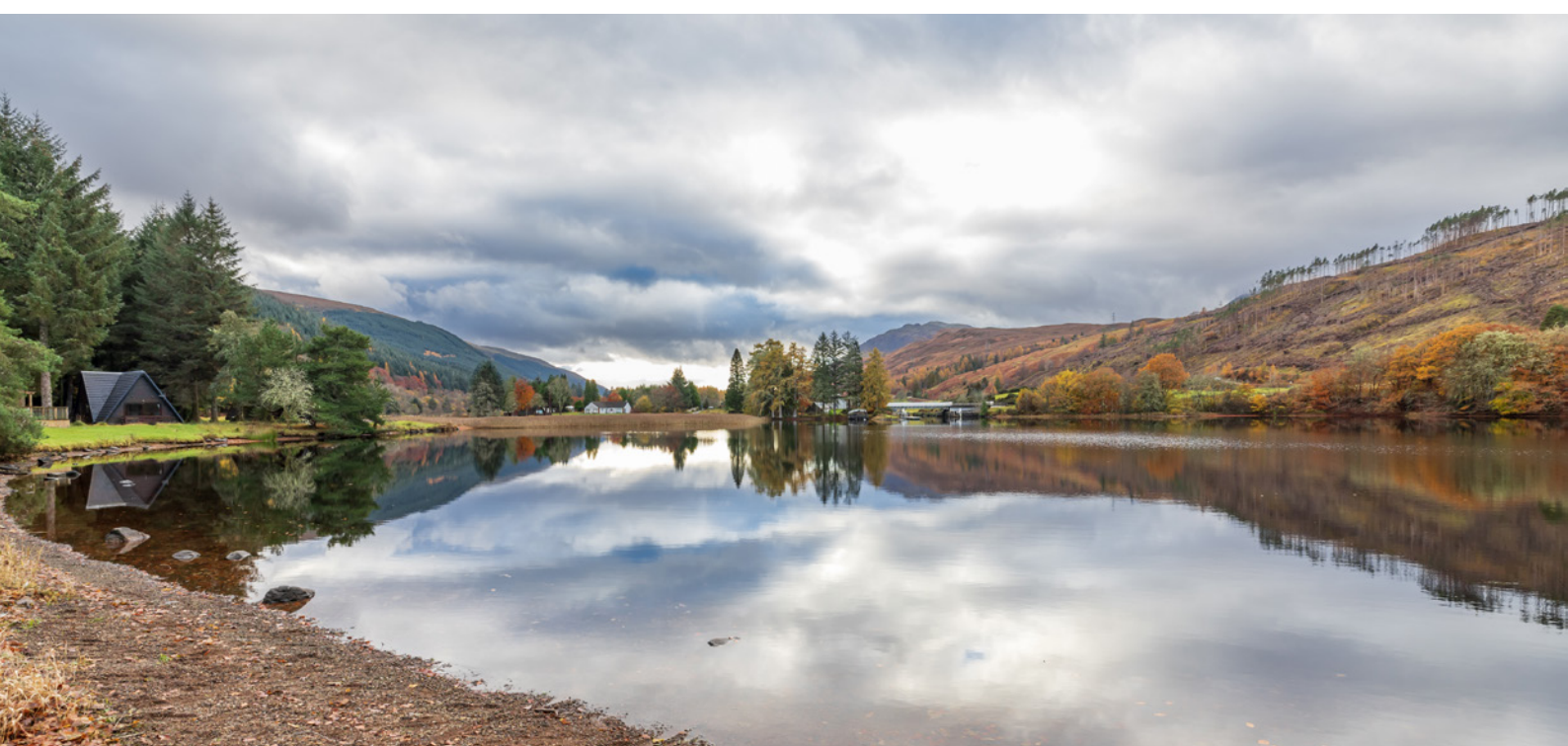
Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>  
EPC Rating: F





# THE LOCATION

Invergarry Lodges are located in a picturesque site on the banks of Loch Oich, with the Great Glen Water Park onsite and access to the loch making for a fantastic holiday base and holiday let income source. The lodge site is situated just off the Great Glen Way which is a coastal route for walkers and cyclists which runs from Fort William to Inverness and along the banks of the Caledonian Canal, which includes the world-famous Loch Ness. There are plenty of recreational opportunities and events including sailing, cycling, hill walking/hiking, fishing and photography. This popular tourist area has ever-changing scenery with a reputation of being welcoming and friendly.

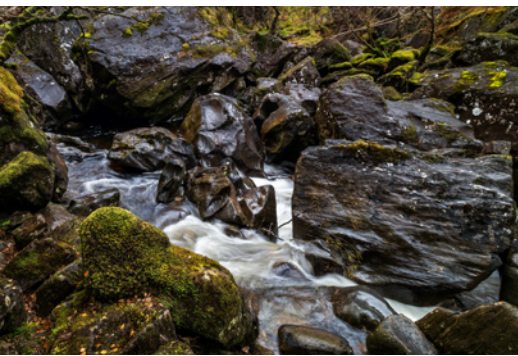






The location is the perfect base for exploring across the Highlands, with Fort William 23 miles away, Fort Augustus under 10 miles and only 3.8 miles from Invergarry. For day-to-day needs, Invergarry offers a selection of local amenities including a local shop and nearby hotels with excellent restaurants. In Invergarry, there is a Post Office and a village hall (with a coffee shop), and there is also a health centre and hospital nearby. There are excellent links by road and bus from both north and southern routes with easy access to Inverness, Fort Augustus, Fort William and over to Skye.

The Highland capital of Inverness is located approximately forty miles northeast and provides all the amenities that you would expect from an ever-growing city including a superb selection of restaurants and leisure facilities. Inverness provides excellent transport links to major cities within the UK and Europe which are provided by bus and rail links and with flights available daily from the Inverness Airport.



  
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