



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01463 211 116

**20 Jenkins Park**

FORT AUGUSTUS, PH32 4BP



Fort Augustus is a busy tourist haven offering an array of welcoming cafes, hotels, restaurants and bars. The village also has a primary & secondary school and boasts a golf course widely renowned to be one of the most challenging 9 hole courses in Scotland.

The Caledonian Canal with its series of locks passes through the village offering a busy spectacle attracting visitors throughout the year, with boats, barges and yachts that sail between Fort William and Inverness daily.

Inverness is only 30 miles away, with excellent rail and airport links now available there. and is a very popular tourist draw between Easter and October, and the village is kept busy throughout the year with travellers. Fort William, the second largest town in The Highlands after Inverness, widely regarded as the “Outdoor Capital of Europe”, is situated 30 miles south where you can ski or snowboard at Aonach Mor, climb the UK’s highest mountain Ben Nevis or take in the scenery of wondrous Glencoe.







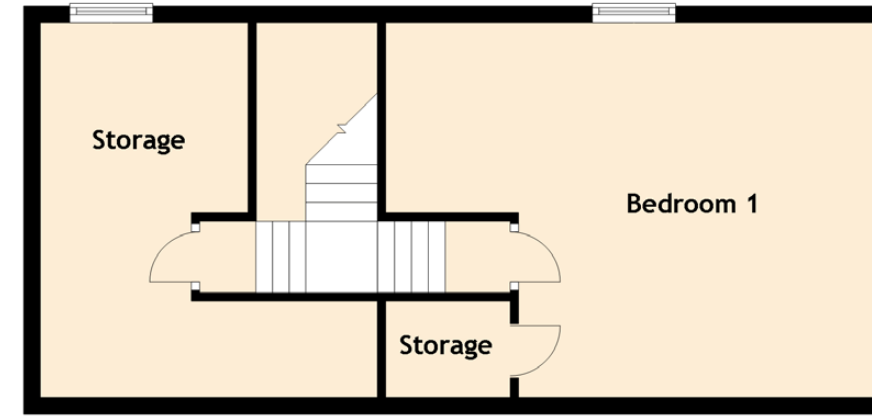
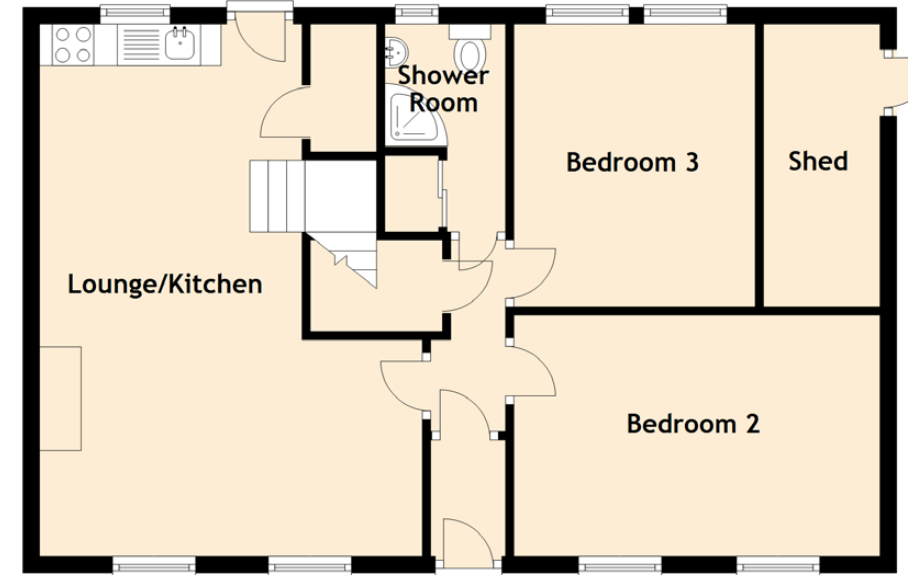
McEwan Fraser Legal is delighted to offer an exceptional opportunity to purchase this beautifully presented three-bedroom semi-detached house situated within the picturesque village of Fort Augustus found on the Caledonian Canal and Loch Ness and within easy commuting distance of both Inverness (35m) and Fort William (33m). Tastefully renovated to a modern standard yet in tune with its traditional heritage. The outcome has produced a delightful contemporary property that would be a joy to live in.

The accommodation is constructed over two levels with the lower floor comprising of hallway, open-plan lounge, brick fireplace (with log-burning stove) and kitchen (with an electric hob), two bedrooms and shower room with exposed wooden floor throughout. The upper floor consists of the master bedroom with considerable eave and loft storage with potential for study/office space.

The property benefits from the provision of double glazing and oil-fired central heating. The property sits in a substantial area of garden (both front and rear) which is laid mainly to lawn. This property would make a lovely family home whilst also offering excellent holiday letting potential.



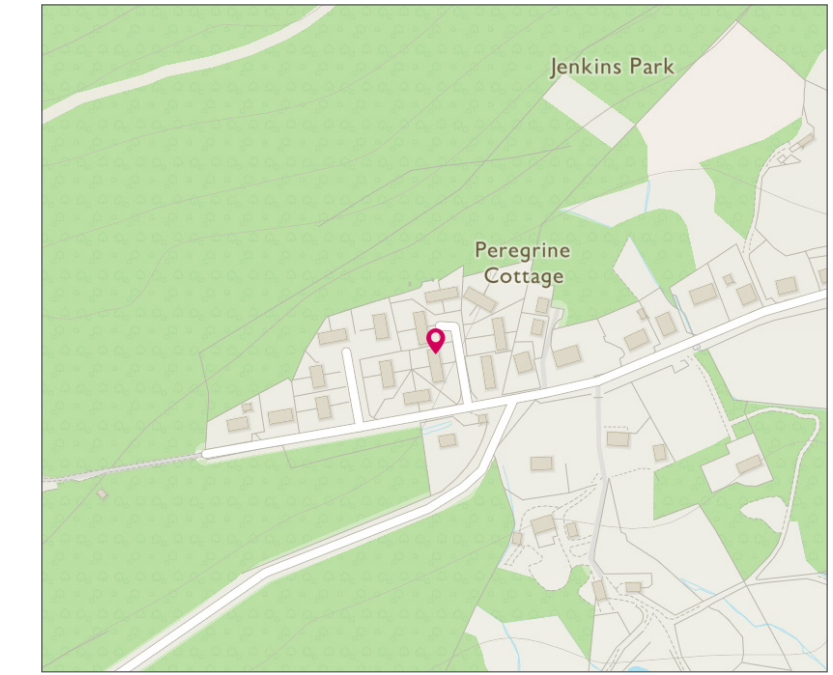




Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.40m (21') x 4.60m (15'1")
Bedroom 1	5.90m (19'4") x 4.50m (14'9")
Bedroom 2	4.40m (14'5") x 2.90m (9'6")
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
Storage	4.50m (14'9") x 4.30m (14'1")
Shower Room	2.50m (8'2") x 1.45m (4'9")
Shed	3.40m (11'2") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup> | EPC Rating: D







# McEwan Fraser Legal

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Tel. 01463 211 116  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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 Photographer



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 Designer