

# Lodge 5, Invergarry Lodges

SOUTH LAGGAN, SPEAN BRIDGE, PH34 4EA



*A FANTASTIC HOLIDAY LET OR HOLIDAY HOME OPPORTUNITY*



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Lodge 5, Invergarry Lodges is a stylish Scandinavian style A-frame lodge, located in a prime position on the banks of Loch Oich. It is a lucrative holiday let investment opportunity and a brilliant base for on-site water sports and exploring the Highlands as a holiday home.

Unlike some other lodges within the Highlands you can also use this lodge 365 days a year as a permanent residence also.





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Inside, the property has been well maintained by the current owners and comprises of:

- Fully equipped open-plan kitchen
- Lounge/dining area with water views and doors to the decking
- 2 double bedrooms
- En-suite shower room
- Family bathroom with bath and shower overhead

This is a fantastic chance to get a base in the Highlands or a very profitable business venture for the future with the high level of Tourism across this part of Scotland.

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**Bedroom 1**





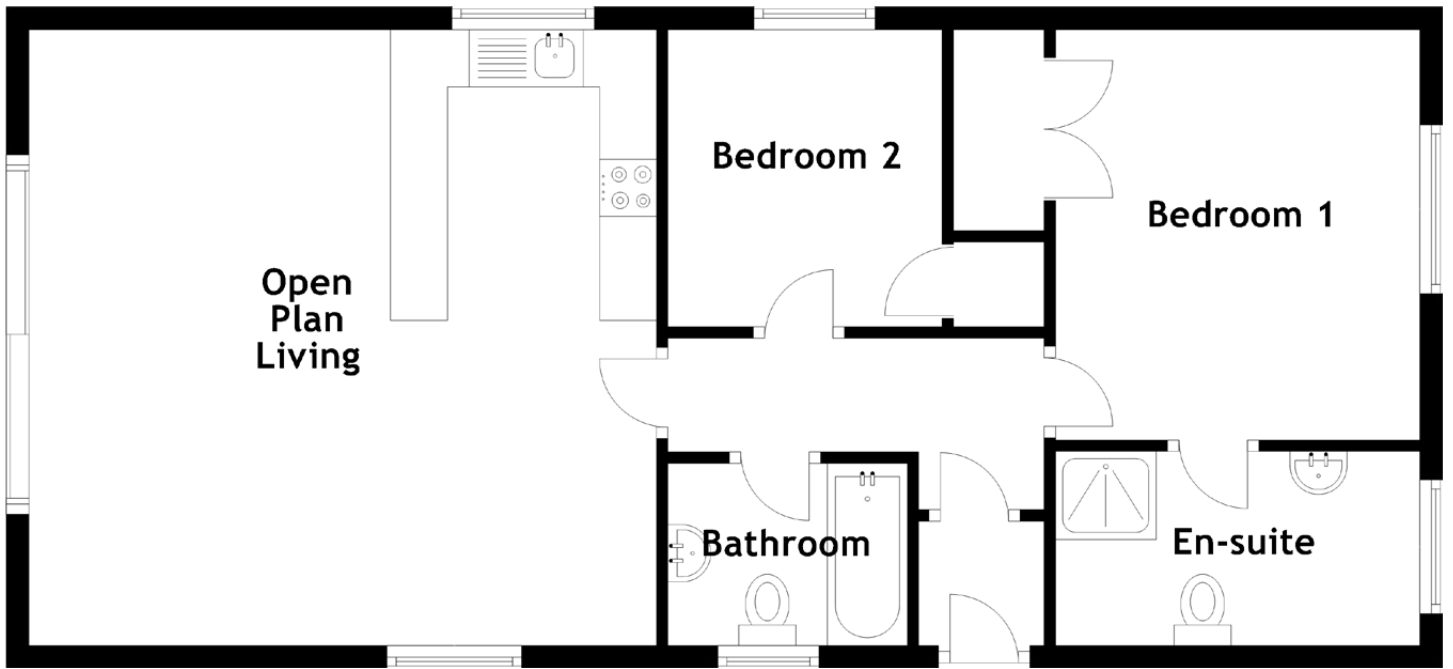


**Bedroom 2**









**Approximate Dimensions**

(Taken from the widest point)

Open Plan Living	5.50m (18'1") x 5.40m (17'8")	Bathroom	2.10m (6'11") x 1.60m (5'3")
Bedroom 1	3.59m (11'9") x 3.20m (10'6")	Gross internal floor area (m <sup>2</sup> ): 63m <sup>2</sup>	
En-suite	3.10m (10'2") x 1.70m (5'7")	EPC Rating: N/A	
Bedroom 2	2.60m (8'7") x 2.40m (7'11")		

**Floor Plan**







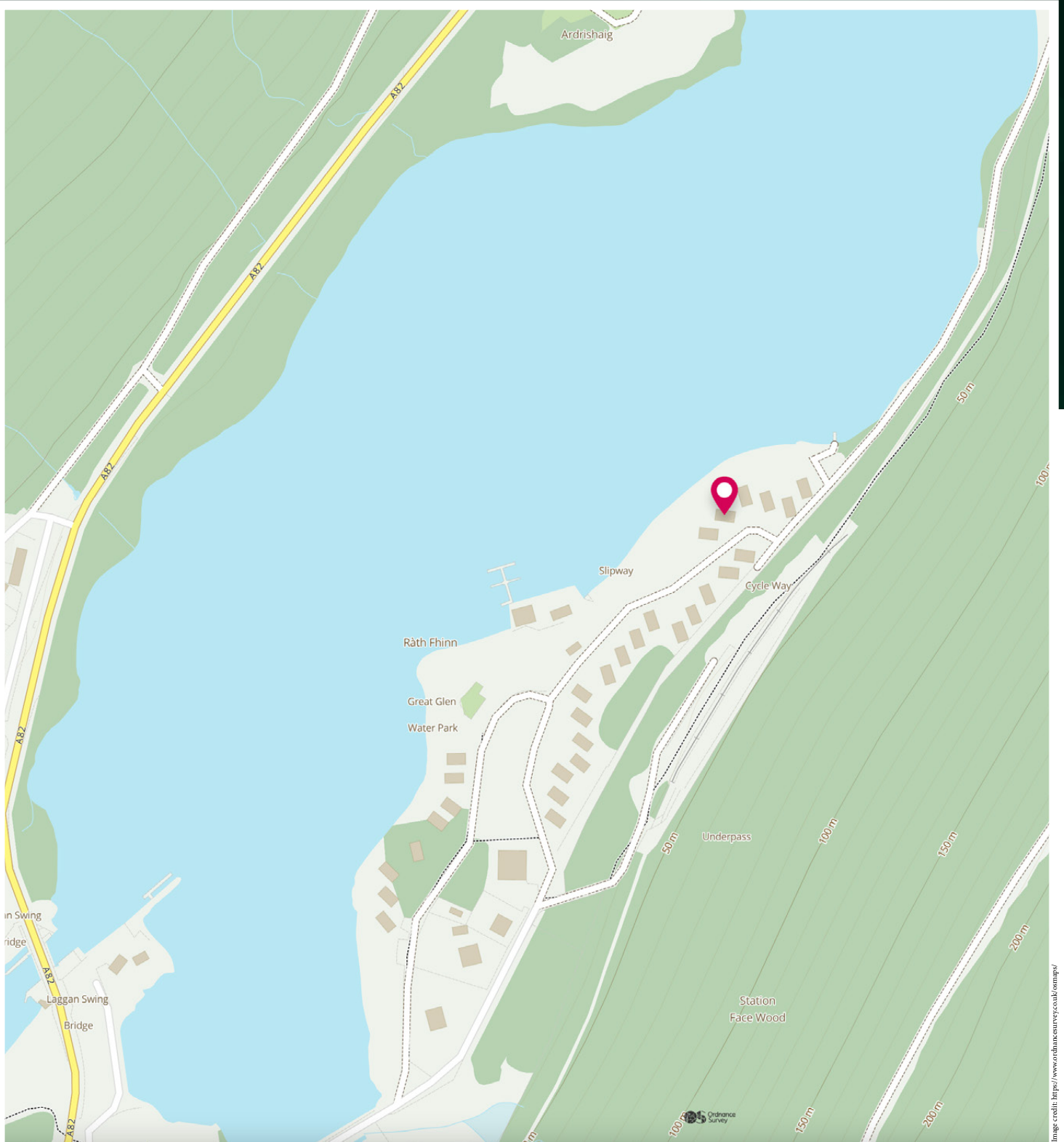
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Invergarry Lodges are located in a picturesque site on the banks of Loch Oich, with an onsite water sports company and access to the loch making for a fantastic holiday base and holiday let income source. The lodge site is situated just off the Great 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 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), 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.

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## The Location



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