



simply stunning 5 bedroom, 5 bathroom detached home near Invergarry, with some of the most breathtaking water and mountain views that the North of Scotland has to offer



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McEwan Fraser Legal is delighted to present this incredible 5 bedroom, 5 bathroom detached home in Aberchalder, Invergarry. The location is simply breathtaking, set on around 1 acre of land with far-reaching water and mountain views that are completely uninterrupted to the front of the property, with all front-facing rooms having the benefit of that gorgeous backdrop.

The property is in lovely condition, with it being maintained to a high standard by the current owners, the design of the house allows for flexible accommodation, with 4 bedrooms all having en-suite facilities, this has allowed the owners to previously run as a very successful and highly rated bed and breakfast out of the property.

THE LOUNGE



Inside, the ground floor comprises:

- Spacious living area
- Fully equipped kitchen leading to a family seating area with stunning views
- Utility room
- Downstairs WC
- Formal dining rooms
- 2 ground floor bedrooms with en-suite shower rooms
- An office

THE KITCHEN



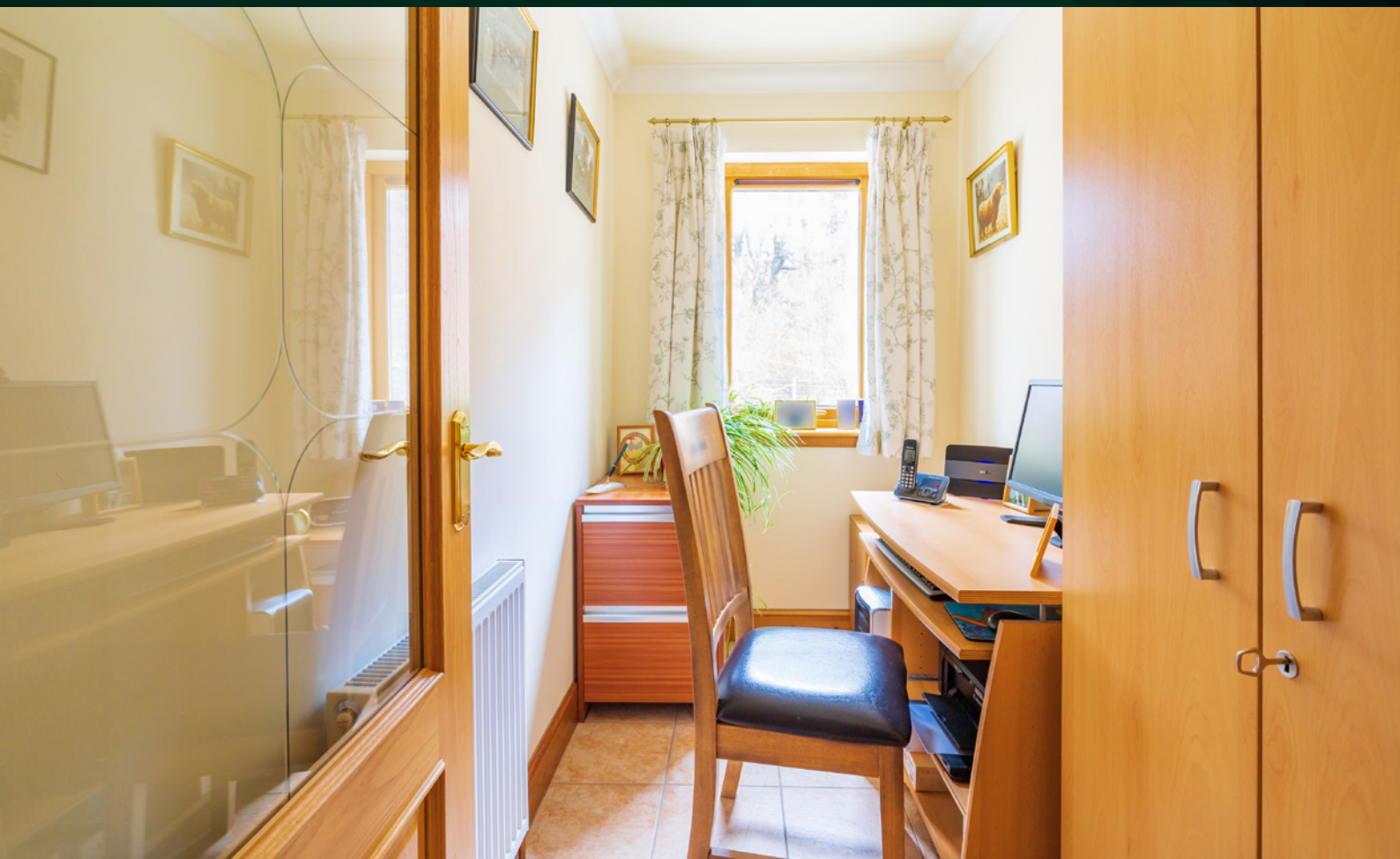
THE FAMILY AREA



THE DINING ROOM



THE OFFICE & WC



BEDROOM 4



2 ground floor bedrooms with
en-suite shower rooms



BEDROOM 5

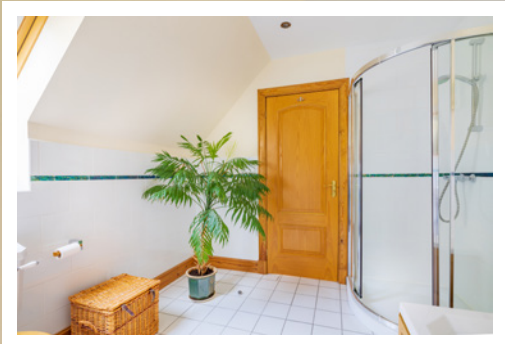




The first floor consists of:

- 3 further upstairs bedrooms, 2 with en-suite shower rooms
- Family bathroom

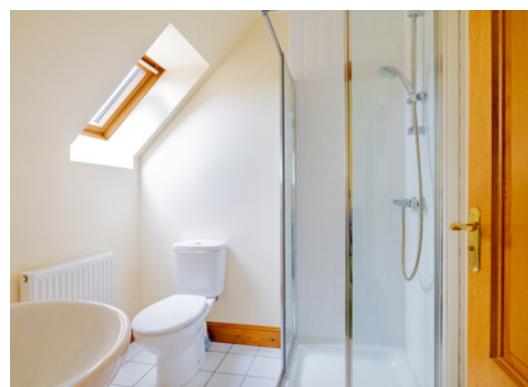
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



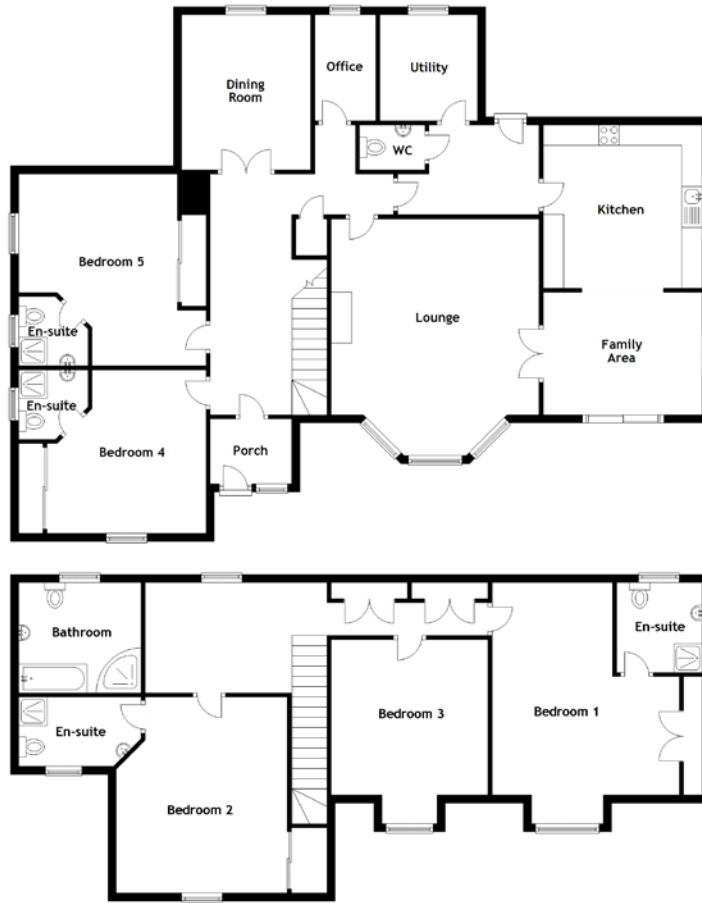
In addition, the property includes parking for many vehicles and also has a farm-style garage/outbuilding that has an abundance of storage and is on 2 levels. This is a rare opportunity to acquire a wonderful house with 1 acre of land with some of the most breathtaking views the Highlands have to offer that also could have business potential going forward with pod or lodges in the future (subject to planning).

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.80m (19") x 5.10m (16'9")
Dining Room	3.80m (12'6") x 3.10m (10'2")
Kitchen	4.00m (13'1") x 3.90m (12'10")
Family Area	3.90m (12'10") x 3.00m (9'10")
Office	2.60m (8'6") x 1.50m (4'11")
Utility	2.60m (8'6") x 2.40m (7'10")
WC	1.60m (5'3") x 1.10m (3'7")

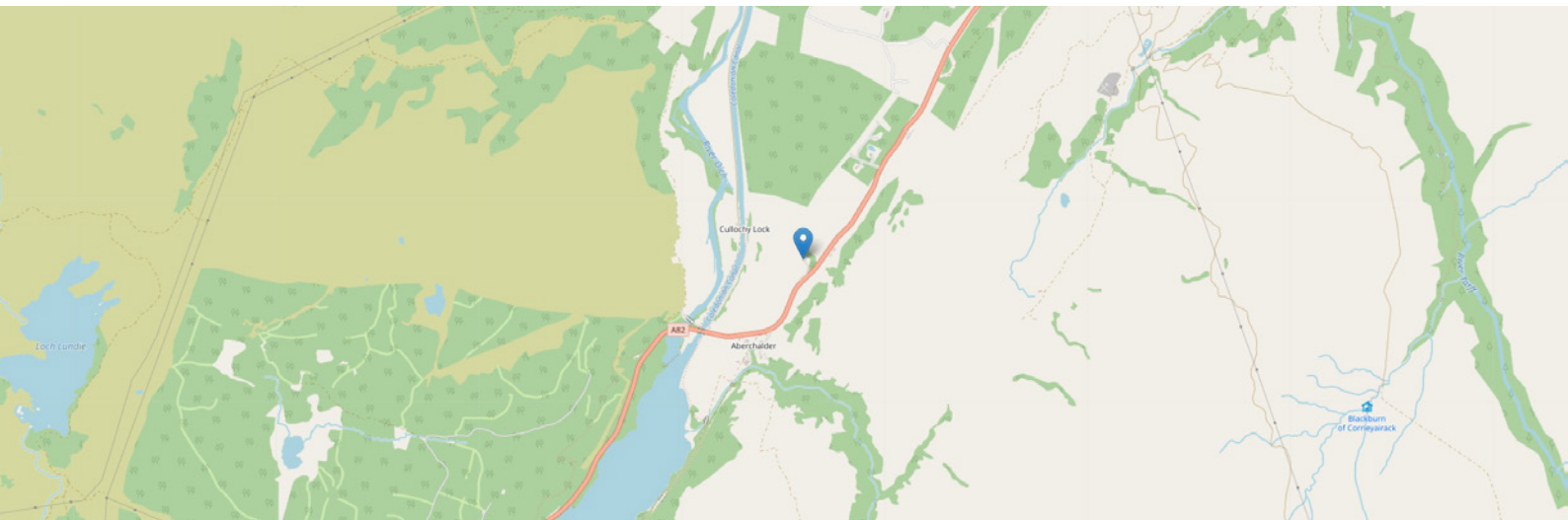
Bedroom 4
Bedroom 5

4.00m (13'2") x 3.90m (12'10")
4.70m (15'5") x 4.00m (13'1")

First Floor

Bedroom 1	5.20m (17'1") x 4.60m (15'1")
Bedroom 2	4.80m (15'9") x 4.20m (13'9")
Bedroom 3	3.85m (12'7") x 3.80m (12'6")
Bathroom	3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m²): 246m²
EPC Rating: D



THE LOCATION

Strathoich is located only 3 miles outside of Fort Augustus, which is a busy tourist haven offering an array of welcoming cafes, hotels, restaurants and bars, The village also has excellent primary and secondary schooling as well as boasting 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 centre of the village and creates a busy spectacle attracting visitors throughout the year, with boats, barges and yachts that sail through daily, there are also other historic and interesting local site-seeing places of interest such as the Abbey. Fort Augustus also provides amenities such as a doctor's surgery, pharmacy, food stores and a hardware store.





Invergarry is also only a few miles away and offers a smaller selection of local amenities including a local shop, there is also a Post Office and a village hall (with a coffee shop) and the village has an excellent primary school. There are brilliant links by road and bus from both north and southern routes with access to Inverness, Fort William and Skye. 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 for being welcoming and friendly.

The Highland capital of Inverness is located approximately forty miles north east and providing 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 which is approximately eight miles east of the city. Fort William is approximately thirty miles south and is well known as the outdoor capital of the Highlands.




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