




McEwan Fraser Legal

Solicitors & Estate Agents

01738 500 655

Spring Cottage, Bunoich Brae

FORT AUGUSTUS, INVERNESS-SHIRE, HIGHLAND, PH32 4DG



THE

Location

FORT AUGUSTUS, INVERNESS-SHIRE,
HIGHLAND, PH32 4DG

Fort Augustus is a busy tourist haven offering an array of welcoming cafes, hotels, restaurants and bars. The village also has its own 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 through on a daily basis. 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 avail yourself of skiing at Aonach Mor, a meal at the world-renowned Inverloch Castle, climbing the UK's highest mountain Ben Nevis or take in the scenery of wondrous Glencoe.





Spring Cottage

BUNOICH BRAE

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this three-bedroom detached villa situated in a desirable elevated location within the picturesque village of Fort Augustus on the Caledonian Canal and Loch Ness, within easy commuting distance of both Inverness and Fort William.

The accommodation is constructed over two levels with the lower floor comprising of entrance vestibule & main hallway, lounge with open tiled fire-place, dining-room/family room, kitchen (with free-standing electric cooker, washing-machine & dishwasher), rear vestibule, bedroom/sitting room with fitted wardrobe and family bathroom with shower over bath. The upper floor consists of two bedrooms, both with fitted wardrobes.

The property benefits from the provision of double glazing and oil-fired central heating.

The front garden is laid mainly to lawn offset with mature shrubs and driveway. The rear garden is fully enclosed and is also laid mainly to lawn with mature shrubs.

A timber shed and aluminium greenhouse is also included in the sale.

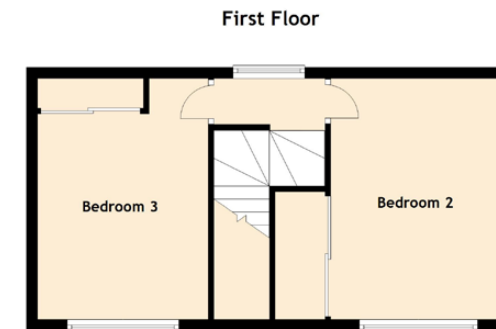
This property would make a lovely family home whilst also offering excellent holiday letting potential.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Dining Room	5.06m (16'7") x 1.90m (6'3")
Kitchen	5.25m (17'3") x 2.37m (7'9")
Lounge	5.86m (19'3") x 3.40m (11'2")
Bedroom / Sitting Room	3.41m (11'2") x 3.08m (10'1")
Bedroom 2	4.33m (14'2") x 3.15m (10'4")
Bedroom 3	4.33m (14'2") x 3.07m (10'1")
Bathroom	2.60m (8'5") x 2.30m (7'6")

Gross internal floor area (m²) : 106m² | EPC Rating : F

Extras (Included in the sale) : Fitted floor coverings, electric cooker, washing-machine & dishwasher. Timber shed & aluminium greenhouse.

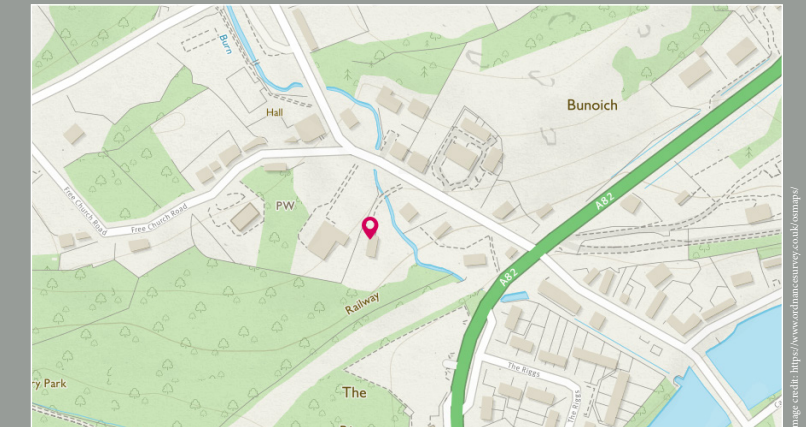


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