

Tarff Brae

FORT AUGUSTUS, HIGHLAND, PH32 4BG



*DETACHED THREE BEDROOM BUNGALOW WITH TWO
EN-SUITE BEDROOMS AND EXCELLENT OUTDOOR SPACE*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





This detached three-bedroom bungalow provides 113m² of well-proportioned accommodation, with a layout that offers plenty of flexibility for everyday living. Built in 1980, the property benefits from single-level living and combines good internal space with useful outdoor facilities.

The living room is a good-sized reception space with a large archway opening through to the dining area. This creates a natural connection between the two rooms and works well for both everyday living and entertaining. The kitchen is separate and conveniently positioned alongside the main living accommodation.



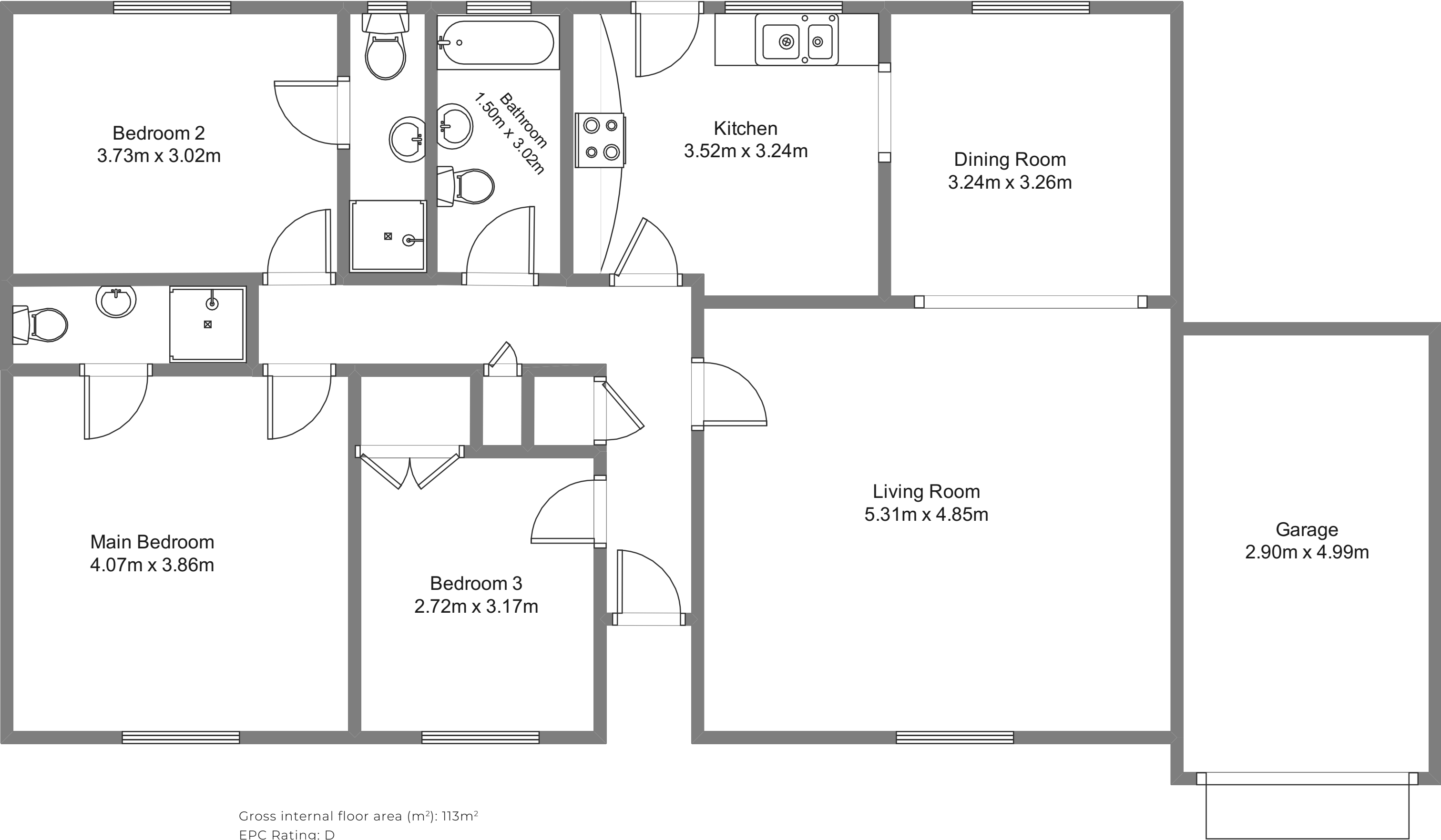




There are three bedrooms, two of which have their own en-suite shower rooms. This is a particularly useful feature, providing additional privacy and convenience for family members or guests. The third bedroom has built-in wardrobes, providing useful storage. The main bathroom has a corner bath and, together with the two en-suite shower rooms, gives the property three bathroom facilities.









Outside, there is a good-sized garden with a wooden BBQ hut, providing a dedicated space for outdoor dining and entertaining. The property also benefits from a garage and ample parking, giving plenty of room for vehicles as well as additional storage. With its detached bungalow layout, three bedrooms, two en-suite shower rooms, three bathroom facilities, garage, ample parking and good-sized garden, this is a practical and well-proportioned home in Fort Augustus.



Fort Augustus offers an appealing combination of Highland surroundings and everyday convenience, making it a particularly attractive setting for those looking for a quieter pace of life without feeling isolated. Situated at the southern end of Loch Ness, the village is surrounded by open countryside, woodland and dramatic Highland scenery. The Caledonian Canal runs through the centre of the village, meeting Loch Ness and providing a distinctive setting for walks, cycling and enjoying the outdoors. For anyone who appreciates having space around them and easy access to the countryside, there is plenty to enjoy close to home.

Despite its village setting, Fort Augustus has a useful selection of shops, cafés, restaurants, pubs and local services, making day to day life straightforward. The area also provides a range of opportunities for walking, boating, fishing and exploring the surrounding Highlands.

The location is well suited to those who want to enjoy the benefits of Highland living while retaining good access to larger centres. Inverness is around 30 miles away, with a wider choice of shopping, leisure and transport facilities, while Fort William is also within easy reach.



Image credit: <https://www.openstreetmap.org/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
NADIA HULME
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.