




McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

Far Hills

FORT AUGUSTUS, HIGHLAND, PH32 4DS



THE LOCATION

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 through 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.



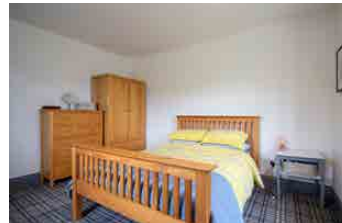
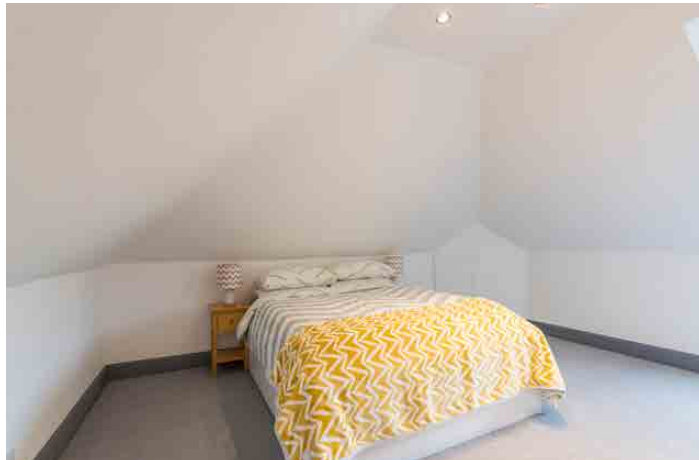
THE PROPERTY

McEwan Fraser Legal are delighted to offer an exceptional opportunity to purchase this beautifully-presented three-bedroom detached house situated within the picturesque village of Fort Augustus on the Caledonian Canal and Loch Ness and within easy commuting distance of both Inverness and Fort William. Tastefully renovated in recent years (including new roof, electrics, insulation, kitchen & bathroom, etc.) almost every aspect of the modernisation has been carefully thought through to produce 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 (with log-burning stove) and kitchen (with electric range oven), two bedrooms, laundry room and family bathroom with shower over bath. The upper floor consists of the master bedroom with a large walk-in dressing room with the potential to become an en-suite, and loft storage space.

The property benefits from the provision of double glazing and newly installed oil-fired central heating which can be remotely controlled by an app via a mobile phone. The property sits in a substantial area of garden which is laid mainly to lawn and a chipped drive-through access providing parking for several vehicles. This property would make a lovely family home whilst also offering excellent holiday letting potential.





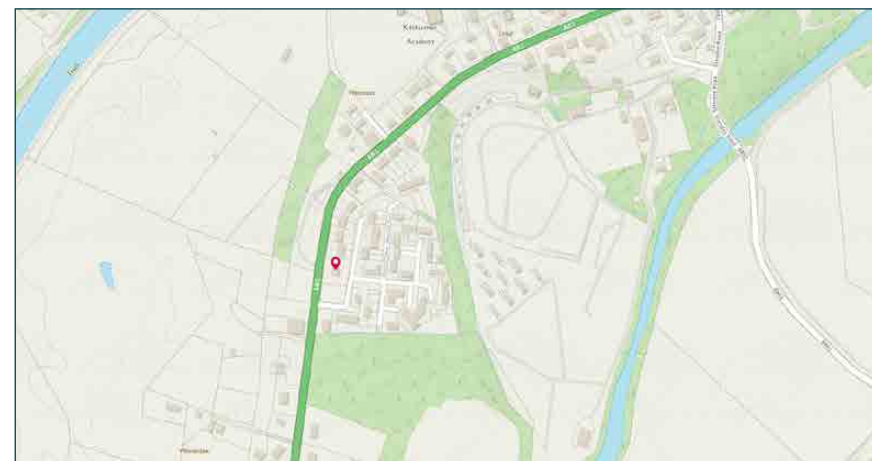
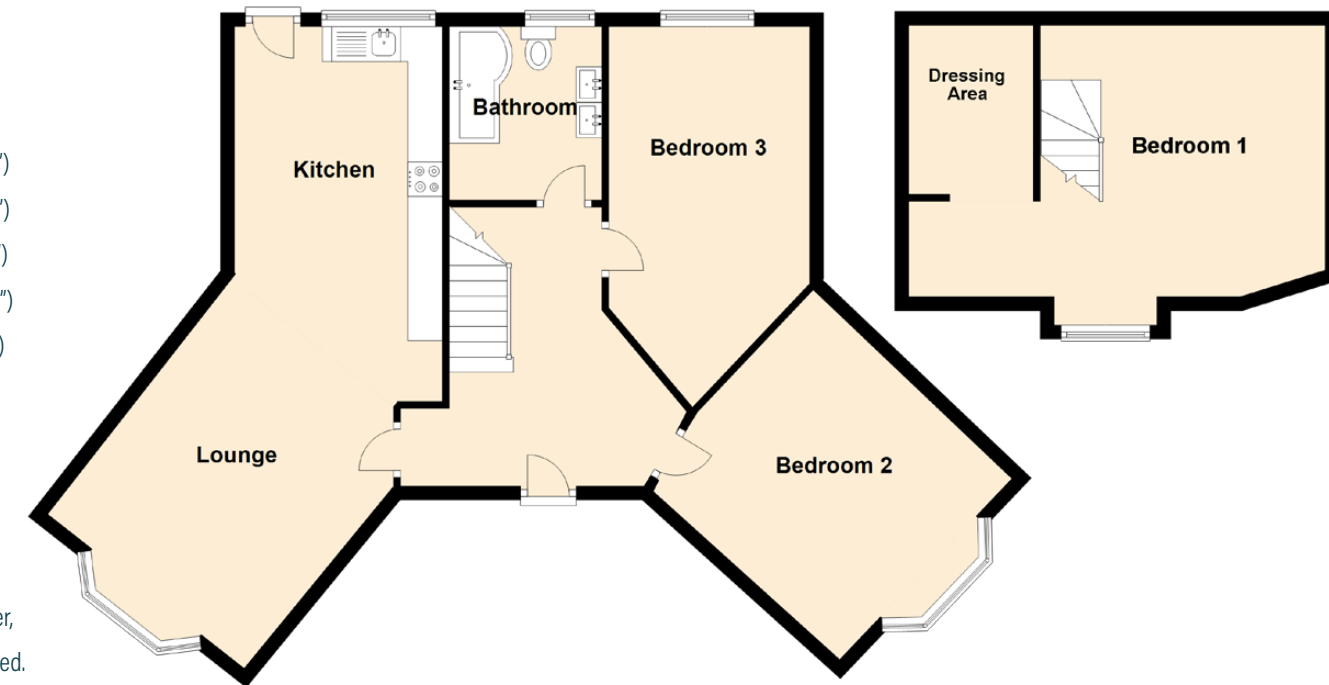
Approximate Dimensions
(Taken from the widest point)

Kitchen	5.40m (17'9") x 3.00m (9'10")
Lounge	4.30m (14'1") x 3.60m (11'10")
Bedroom 1	6.00m (19'8") x 4.30m (14'1")
Bedroom 2	3.95m (13'0") x 3.60m (11'10")
Bedroom 3	4.76m (15'8") x 2.90m (9'6")
Bathroom	2.50m (8'2") x 2.20m (7'3")

Gross internal floor area (m²): 112m²

EPC Rating: E

Extras (Included in the sale): Electric range cooker, fitted floor coverings, curtains, blinds & timber shed.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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 via 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.



Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer