

Bracadale

ABBAY GARDENS, FORT AUGUSTUS, HIGHLAND, PH32 4BG



A stunning four-bedroom detached bungalow, refurbished to an extremely high standard throughout



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Nestled in a peaceful cul-de-sac just minutes from the centre of Fort Augustus, Bracadale is a remarkable four-bedroom detached bungalow that has undergone a complete transformation, resulting in a home that exudes elegance and luxury at every turn. The current owners have spared no effort or cost in raising this property to a “show home” standard, making it a haven of comfort and style.

THE LOUNGE/KITCHEN



Upon entering, you are welcomed into a spacious lounge, complete with a cosy wood burner fireplace – the perfect spot to unwind. Sunlight streams through bi-fold doors leading to the decking area, seamlessly connecting indoor and outdoor spaces, ideal for summer gatherings and relaxation. The heart of the home is the stunning kitchen/diner, where dark blue cabinets contrast beautifully with white countertops. This space flows openly into the lounge, creating a fantastic family area and an inviting hub for entertaining guests.





Bracadale offers four bedrooms, including three generous double bedrooms, as well as a versatile fourth room currently used as a nursery but perfect for an office or guest room. The master bedroom boasts an en suite shower room, while the rest of the house benefits from a family bathroom, showcasing high-end hotel-quality finishes, including a sumptuous bath suite with an overhead shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



Outside, the property provides parking space for 3-4 cars at the front, making it convenient for residents and visitors. The rear garden is a delightful space, where you can enjoy spectacular views of the surrounding landscape.

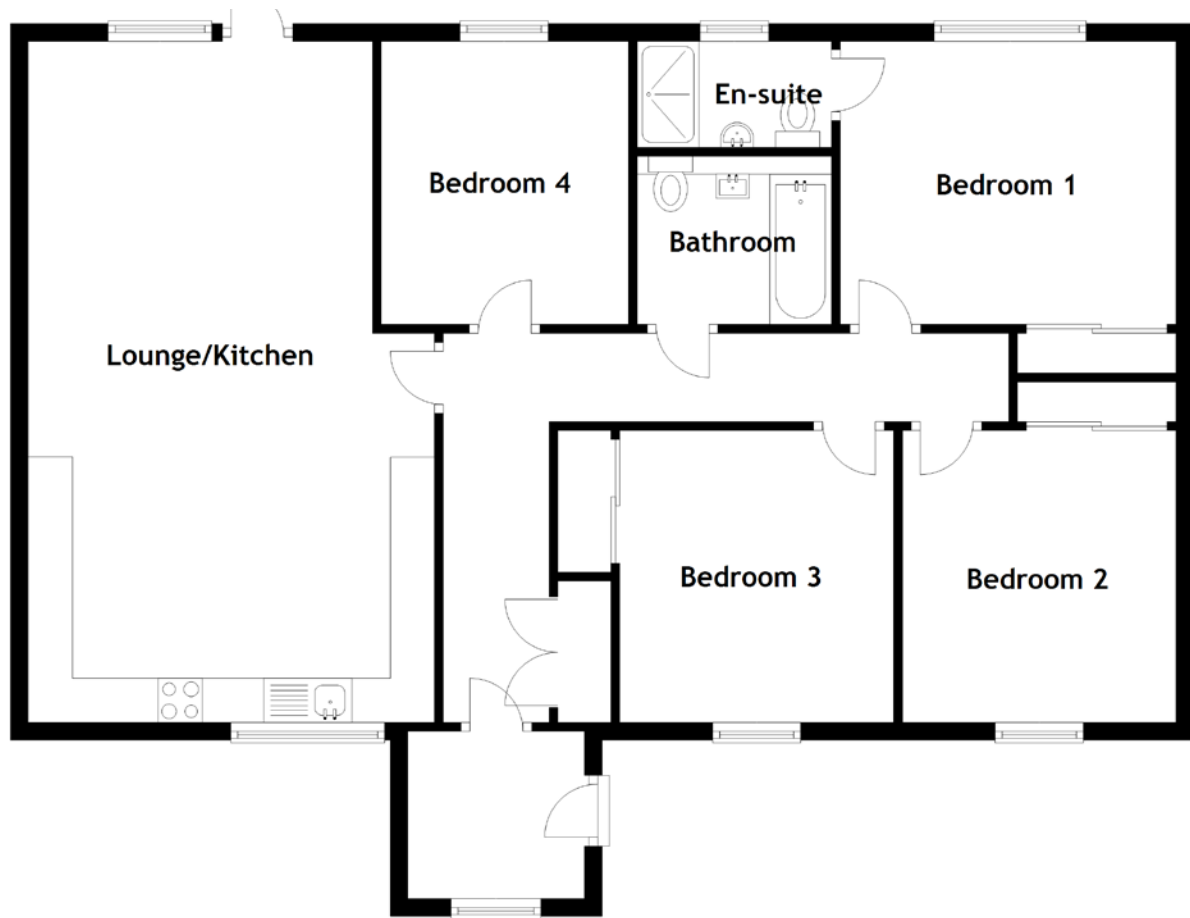
Bracadale offers you the chance to live in a beautifully renovated, stylish home, just a stone's throw away from everything Fort Augustus has to offer. Make this magnificent property your forever home and experience the best of Highlands living in unparalleled comfort.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

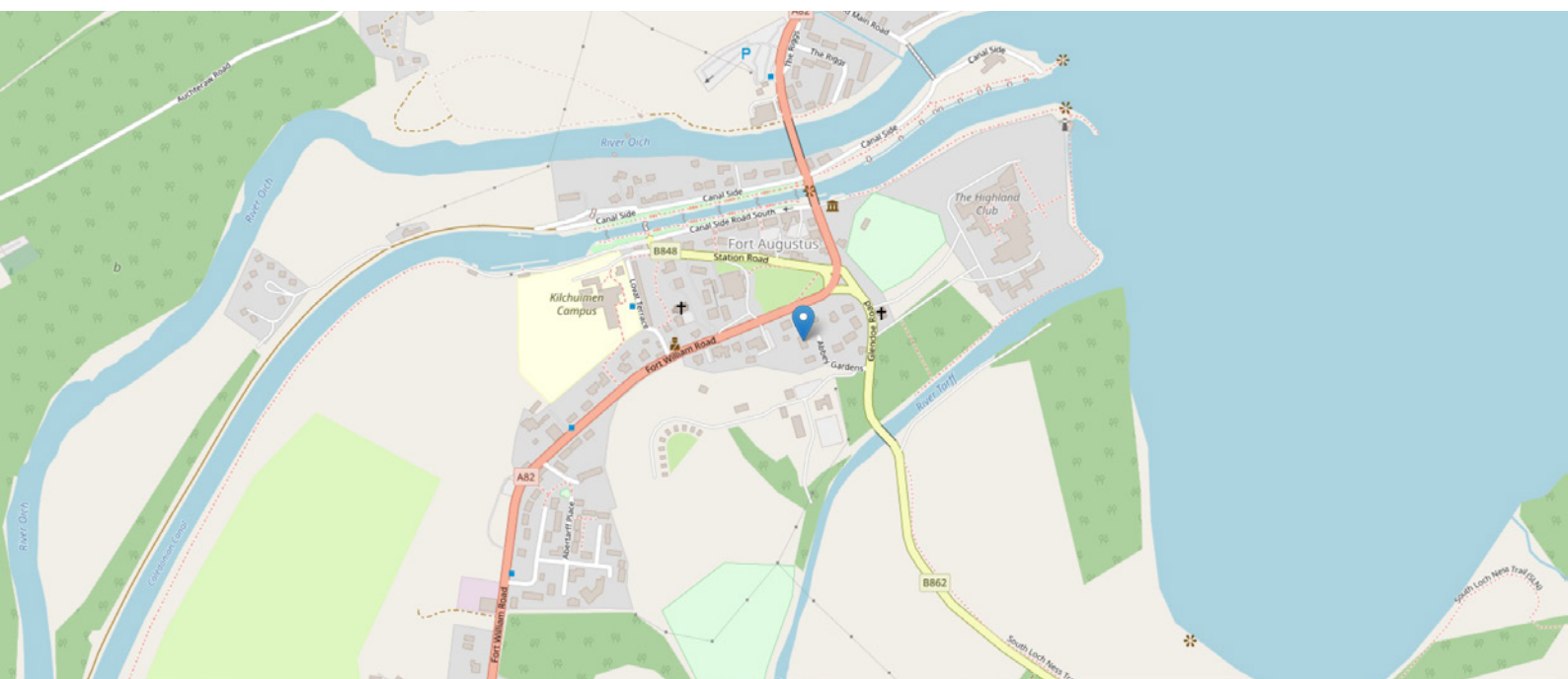


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	7.70m (25'3") x 4.60m (15'1")
Bathroom	2.20m (7'3") x 1.70m (5'7")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
En-suite	2.20m (7'3") x 1.20m (3'11")

Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	3.30m (10'10") x 3.10m (10'2")
Bedroom 4	3.20m (10'6") x 2.80m (9'2")

Gross internal floor area (m²): 103m²
EPC Rating: D



THE LOCATION

Fort Augustus, a bustling tourist hub, offers a warm Highland welcome, with an enticing array of quaint cafes, inviting hotels, gourmet restaurants, and lively bars. The village is not only a place to enjoy great food and beverages but also a community with essential amenities, including primary and secondary schools, making it an ideal location for families.



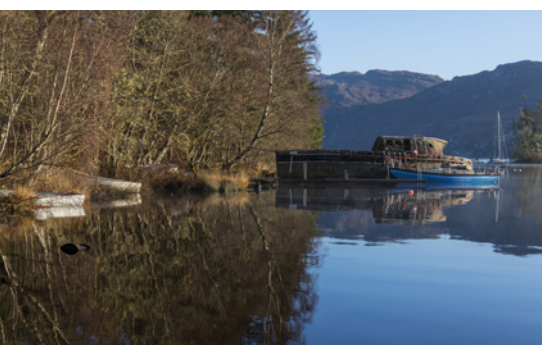


Golf enthusiasts will be delighted by the village's renowned 9-hole golf course, considered one of the most challenging in Scotland. Whether you're a seasoned golfer or just starting out, the picturesque surroundings make every round an unforgettable experience.

Fort Augustus is also home to the majestic Caledonian Canal, a captivating waterway featuring a series of locks that create a mesmerizing spectacle. This iconic canal attracts visitors year-round, with daily passages of boats, barges, and yachts, making it a dynamic focal point of the village.

For those seeking a broader range of amenities and attractions, the city of Inverness is conveniently located just 30 miles away. Inverness boasts excellent rail and airport connections, making it a gateway to the wider world. The city is a vibrant destination, drawing tourists from Easter to October and ensuring a lively atmosphere in Fort Augustus throughout the year.

To the south, the town of Fort William, often hailed as the "Outdoor Capital of Europe," awaits with a multitude of adventure opportunities. Located 30 miles from Fort Augustus, Fort William offers the chance to ski or snowboard at Aonach Mor, conquer the UK's highest peak, Ben Nevis, or immerse yourself in the breathtaking landscapes of Glencoe. Fort Augustus is the perfect starting point for unforgettable Highland experiences.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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