



CRAIGTON, ABBEY GARDENS, FORT AUGUSTUS
PH32 4BG

Deceptively spacious 3 bedroom Bungalow

Entrance Vestibule	Utility Room	Oil Fired Central Heating
Hall	Bathroom	Double Glazing
Lounge	3 Bedrooms (1 En-Suite)	Garden
Kitchen/Dining Area	Bathroom	

Offers over £220,000



Viewing is recommended to appreciate the deceptively spacious accommodation this lovely detached bungalow has to offer. The kitchen is well fitted and equipped, has ample space for informal dining and has a useful utility room off. All three bedrooms have fitted wardrobes with the master enjoying en-suite facilities. Benefiting from oil fired central heating and double glazing, this attractive property is set in a good sized garden and appreciates ample car parking provision. The current owners have run Craigton as a successful rental since 2004 and is offered for sale with all the white goods. This would make an ideal purchase as a permanent/holiday home.





Situated on the Southern tip of Loch Ness on the Great Glen Way, Fort Augustus is an extremely popular tourist destination with regular boat tours setting off from The Caledonian Canal. This scenic location is within easy reach of the Great Glen Walkway, the Caledonian Canal, Loch Ness, Urquhart Castle and the main road leading from Fort William to the city of Inverness. Local services include a post office, shops, hotels, restaurants and a 9 hole golf course. There are primary and secondary schools in the village.

Inverness (approximately 33 miles distant), the main business and commercial centre for the Highlands is an exciting, cosmopolitan city with a thriving local economy reflected in its multitude of amenities and high standard of living. With its excellent road, rail and air links Inverness also boasts superb shopping, a wide choice of restaurants, quality hotels and offers a lively cultural and entertainment scene.

ACCOMMODATION

Steps to the front door.

Entrance vestibule: 1.82m x 1.42m

Window to front. Glazed paneled door to Hall.

Hall

Doors to lounge, kitchen, 3 bedrooms and bathroom. Large cupboard with shelving housing hot water tank). Hatch to loft.

Lounge: 5.65m x 4.94m

Spacious room with picture window to front overlooking garden.

Kitchen: 4.10m - 3.48m x 1.58m - 1.40m

Dual aspect room with windows to side and rear. Nicely fitted wall and base units incorporating display shelving and under unit lighting. Built-in electric oven, hob and extractor. Dishwasher. Fridge/ freezer. Ample worksurface areas. Inset one and a half bowl stainless steel sink, mixer tap and drainer. Door to Utility Room.

Utility Room: 2.43m x 1.80m

Base units with worksurface areas above. Washing machine. Tumble dryer. Central heating boiler. Concealed fuse box and electricity meter. Door to garden.

Bedroom 1: 3.85m x 3.12m

Window to rear. Two fitted wardrobes, both with mirrored sliding doors, shelf and hanging rail. Door to en-suite.

En-Suite: 2.43m x 1.57m

Opaque window to rear. White WC, wash hand basin and corner cubicle with shower. Wall mirror. Shaver point/ light.

Bedroom 2: 3.91m x 2.73m excluding doorway

Window to front overlooking garden. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail.

Bedroom 3: 2.83m x 2.78m

Window to front overlooking the garden. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail.

Bathroom: 2.42m x 1.68m

Opaque window to rear. White WC, wash hand basin and bath with Mira sport shower over. Shower rail and curtain. Wall mirror. Shaver point/ light.

GARDEN

The garden is enclosed and laid to grass with a large gravelled driveway to the rear and side for additional parking. Shed. Rotary dryer. Raised flower bed.

EXTRAS

All fitted floor coverings, the oven, oven and extractor together with the dishwasher, fridge/freezer, microwave, washing machine and tumble dryer are included in the asking price.

COUNCIL TAX

The current council tax banding is band E. Please be aware that this may be subject to change upon sale.

SERVICES

Mains electricity, water and drainage.

ENTRY

Available by mutual arrangement.

EPC BAND

Band C

VIEWING

By appointment through South Forrest Property Department on 01463 250255 or Highland Solicitors Property Centre on 01463 231173.

DIRECTIONS

From Inverness take the A82 (Fort William Road) and follow until you reach Fort Augustus. Drive through the village and over the canal bridge. Take a left for the Abbey and Catholic Church and continue along. Take the next right before Stravaigers Lodge into Abbey Gardens and follow the road round to the right, then right again. Craigton is the far off house on your left.

Nearby Caledonian Canal



Nearby Caledonian Canal



SouthForrest
Solicitors and Estate Agents

8 Ardross Terrace, Inverness IV3 5NW
T. +44 (0)1463 237171
F. +44 (0)1463 243548
DX IN 16 ▪ LP 6 Inverness 1
E. email@southforrest.co.uk
www.southforrest.co.uk

These particulars are believed to be correct, but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of any alleged misstatement herein or in any advertisement.



53967