



**THE OAKS, FORT AUGUSTUS, PH32 4DS**

Attractive 3 bedroom bungalow situated on the edge of the village of Fort Augustus

- |                     |                           |            |
|---------------------|---------------------------|------------|
| Hall                | Bathroom                  | Shed       |
| Lounge              | Toilet                    | Kayak Shed |
| Kitchen/Dining room | Oil fired central heating | Wood shed  |
| Utility room        | Double Glazing            | Driveway   |
| 3 Bedrooms          |                           |            |

**Offers over £219,500**

This bright and airy 3 bedroom detached bungalow is situated in a tranquil location on the edge of the popular village of Fort Augustus and boasts picturesque views to the hills. The attractive property is set within lovely garden grounds and lies within walking distance, via the Caledonian Canal, to the village. The spacious bright lounge with double aspect windows offers an abundance of natural daylight making this the perfect room to sit and relax. The modern kitchen/dining room is well equipped and has ample space for informal dining. Off the kitchen there is a toilet and useful utility room/cloakroom with half glass door leading to the side garden. The bathroom benefits from a large enclosed shower and two of the bedrooms offer fitted wardrobes. Benefiting from oil fired central heating and double glazing, this desirable property is set in a good sized garden and appreciates ample car parking provision.

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 amenities include a bank, post office, chemist, butchers, supermarket, doctors surgery, hardware shop, garage, hotels, restaurants and a 9 hole golf course.

Inverness (approximately 34 miles distant) is an exciting, cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living. The city boasts a wide choice of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London.



## ACCOMMODATION

**Hall:** 4.05m x 1.50m

Bright and welcoming 'L' shaped hall. Storage cupboard. Water and heater control timer. Smoke alarm. Radiator. Door leads to lounge.



**Inner hall:** 4.03m x 0.89m

Hatch to loft (housing water tank). Linen cupboard. Radiator. Doors lead to kitchen, bathroom and 3 bedrooms.

**Lounge:** 5.26m x 4.50m

Double aspect window to front and side. Multi-fuel stove (not operational) set on slate hearth provides a pleasing focal point. Radiators.

**Kitchen/Dining room:**

7.14m x 3.30m

Large bright kitchen with dual aspect windows to side and rear. Beautifully fitted wall and base units incorporating glass display units with lighting ensuring plenty storage space. Integral



"Stoves" hob, fan oven, grill and extractor hood; dishwasher and fridge. Resin sink and drainer with mixer tap. Ample work surface areas and plenty space for informal dining. Cupboard housing electric meter and fuse box. Glass door leads to utility room/cloakroom.



**Utility room:** 2.67m

(extending to 4.26m) x 2.36m

Rear facing window with half glass door leads to side garden. Stainless steel sink and drainer; wall and base units and work surface area. Tumble dryer, washing machine and fridge/freezer. Handy space for hanging coats and changing footwear. Radiator.



**Toilet:** 1.50 x 1.20

Opaque window to rear. WC and wash hand basin. Radiator.

**Bedroom 1:** 3.48m x 3.19m

Window to front. Built in fitted wardrobe with hanging space and shelves. Radiator.



**Bedroom 2:** 4.49m x 2.87m

Window to front overlooking garden. Radiator.



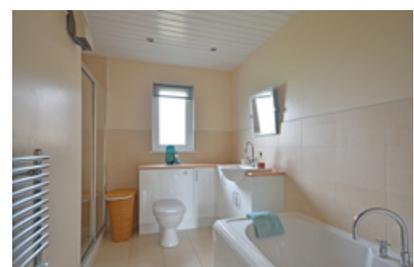
**Bedroom 3/Study:** 3.89m x 3.27m

Window to side. This room is currently used as an office/study. Built in fitted wardrobe with hanging space and shelves.



**Bathroom:** 3.26m x 1.81m

Opaque window to rear. White WC, wash hand basin with mixer tap set in vanity unit and bath. Large shower enclosure with glass sliding doors. Heated towel rail.



Wall fan heater. Wall mirror. Shaver point/light.

### Garden

The large garden is enclosed and mainly laid to grass with a large gravelled driveway and loc block area. There is a timber shed, kayak shed and wood shed/store. To the front there is an array of colourful flowers, mature shrubs, plants and conifers. Oil tank.

### Rateable Value

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

### Extras

All fitted floor coverings, some light fittings, curtains, blinds, integral fittings including dishwasher, fridge, hob, oven and grill; tumble dryer, washing

machine and fridge/freezer. Three sheds.

### Services

The subjects benefit from mains electricity and water. Drainage is to the public sewer. The area benefits from BT Infinity Broadband.

### Entry

Entry is by mutual arrangement.

### Energy Performance Certificate

Band D

### Viewing

By appointment through South Forrest Property Department on 01463 250255.

### 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. Continue along the A82 until you see a sign for Loch Ness Lodges on your right hand side. Enter the access road and The Oaks is situated to the left hand side.



Nearby Caledonian Canal



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