



Innes & Mackay

**"BROOMFIELD", JENKINS PARK, FORT
AUGUSTUS, PH32 4BP**

- THREE BEDROOMS
- DETACHED BUNGALOW
- DORRAN CONSTRUCTION
- QUIET RURAL WOODLAND LOCATION
- WELL ESTABLISHED MATURE GARDENS
- LPG CENTRAL HEATING

**OFFERS OVER
£199,950**



DESCRIPTION

Only by viewing this well proportioned, three bed detached bungalow will one appreciate the spacious and generous accommodation Broomfield has to offer together with its rural location. Built approximately fifty five years ago, the property, which is non traditional Dorran construction, offers three generous sized bedrooms, separate dining room, modern kitchen, shower room and lounge, with lovely views out to the woodland at the front and mature gardens to the rear. Heating is via LPG radiator system and there is also a multi fuel stove for additional heat. The property would suit a number of potential buyers.

LOCATION

The hamlet of Jenkins Park, is located close to the village of Fort Augustus which offers excellent facilities, all within walking distance, including a general store, post office, cafés, restaurants, hotels and a small selection of retail outlets. Both primary and secondary education is also available in the village, again within walking distance. The area is a highly popular tourist destination with a good range of outdoor activities and attractions available right on your doorstep including Glenurquhart Castle, the Caledonian Canal, Ben Nevis and Loch Ness with its infamous Monster. Inverness, the main business and commercial centre in the Highlands is approximately 32 miles away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond. "Broomfield" is located on the periphery of beautiful woodland which provides lovely walks and wildlife, ideal for anyone looking for a rural lifestyle.

GARDENS

To the front, access is gained via wooden gates opening onto the driveway with a path leading to the front door. The gardens here are laid with gravel and an area of lawn with a border of mature plants

giving a pleasing external appeal to the property along with a decking area from which to enjoy the woods to the front. A purpose built wooden shed provides good storage and round to the side is a large wood store. Round to the rear of the property, the gardens here are laid to lawn and have a selection of mature fruit trees including eating apples, cooking apples and plum trees. A focal point of the garden is the mains fed water feature housing a number of aquatic plants. There is also a polytunnel, greenhouse and detached garage which benefits from power and light. To the side is a useful area which is covered with laid with imitation grass, covered with a Perspex roof, and a disabled ramp leading to the side door of the property. This area also has built in additional storage.

ENTRANCE

Steps lead up to the front of the house and lead on to a decking area from which one can enjoy the outdoors and woodland. The front door opens into the T shaped hallway which is laid with wooden flooring and provides access to the lounge, two bedrooms, shower room and through to the dining room. A drop down hatch opens into the unfloored loft space and a single built in shelved cupboard provides good storage.

LOUNGE

5.29m x 4.04m (17'4" x 13'3")

The lounge located to the front elevation, is a bright room by virtue of the bay window, providing a good source of natural light. A feature and focal point of this room is the multi fuel burner set on Caithness Slate hearth, surround and solid wood mantelpiece giving a pleasing finish.

BEDROOM 3

3.32m x 3.25m (10'10" x 10'7")

Located off the lounge is bedroom three, currently used as a sewing room. This room is laid with wooden flooring and has a window to the front.



BEDROOM 1

4.41m x 2.90m (14'5" x 9'6")

Bedroom one is a bright and airy room, located to the front elevation and benefits from built in triple wardrobes providing hanging rails and storage. Unique flooring gives this room a pleasing finish.

BEDROOM 2

3.74m x 2.70m (12'3" x 8'10")

The second bedroom is a double room, located to the rear elevation and has access to the rear garden via a glazed door with window to the side. This room is laid with carpet giving a pleasing finish.

SHOWER ROOM

2.75m x 2.66m (9'0" x 8'8")

The shower room which has underfloor heating, is furnished with a dual flush WC, wash basin with storage under and a walk in tiled shower cubicle housing a mains shower. The shower also has a grab rail and folding seat. With a window to the rear, this room is finished with attractive tiling, floor tiles and two chrome ladder style heated towel rails. An additional feature of this room is an automatic light which comes on from the central light when one enters the shower room.

DINING ROOM

3.77m x 3.02m (12'4" x 9'10")

The dining room is a generous sized room with a window to rear overlooking the garden. This room is laid with laminate flooring and a part glazed door opens through to the kitchen.

KITCHEN

3.95m x 3.90m (12'11" x 12'9")

The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards together with a glass fronted display cupboard all providing good storage and working areas. Located below the window

to the rear is a one and a half bowl ceramic sink with drainer to the side and a "Quooker" tap which provides hot, cold and instant boiling water. Inset in work counter is the five ring Induction hob with extractor hood over. There is an eye level electric oven, plumbing for a dishwasher and space for a large fridge freezer. A hatch provides access to the loft space and a part glazed door opens through to the Utility room.

UTILITY ROOM

5.12m x 1.43m (16'9" x 4'8")

The Utility room benefits from floor based units and wall mounted cupboards providing ample storage and working areas. Located below the window is a one and a half bowl stainless steel sink with drainer to the side and there is space and plumbing for a washing machine. There is door leading out to the side and a further door opening into the cloakroom.

CLOAKROOM

1.43m x 1.41m (4'8" x 4'7")

This room houses the central heating boiler, dual flush WC and wash hand basin with storage under. Bevelled window to the side and extractor fan complete the cloakroom.

HEATING

LPG central heating together with a multi fuel stove located in the lounge.

GLAZING

Fully double glazed.

PARKING

There is ample off road parking to the front of the property, for a number of cars and a caravan.



OUTBUILDINGS

The gardens have a number of outbuildings providing fantastic external storage. To the front, there is a solid wood shelter with cedar wood shingle roof providing ample storage and a hard standing by virtue of paving slabs. To the side is a purpose built wood shed; to the rear is a galvanised shed, greenhouse, polytunnel and detached garage which has power and light. To the side and accessed from the utility room is a useful covered area with Perspex roofing and purpose built wooden storage along with a clothes pulley. Fencing encases this area from the front of the property.

COUNCIL TAX

Band C

EPC

Band F38

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, Induction hob, oven and cooker hood. Greenhouse, garden shed and wood store.

SERVICES

Mains water, drainage, electricity, telephone and TV points. Outside tap.

VIEWING ARRANGEMENTS

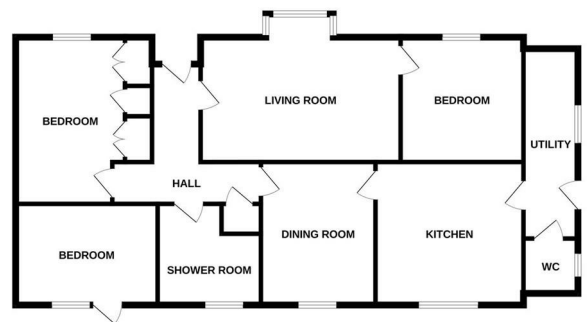
Viewing is strictly through Innes and Mackay Property department (01463) 251200.







GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, room and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be relied upon for any prospective purchase. The floor plan is not a contract and no guarantee is given for any reason.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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