



PETER MURPHY & Co  
ESTATE AGENTS



## Egilsay, Faichem, Invergarry, PH35 4HG

### Offers Over £350,000

This fabulous detached bungalow, located in the tranquil, rural area of Faichem on the outskirts of Invergarry offers spacious and peaceful accommodation. The home, with a floor space of approximately 115 sqm, is situated within just under 1 acre of colourful garden grounds including a pond with feature fountain and a huge variety of shrubs, flower beds and mature trees. The property comprises; external double doors leading to the entrance vestibule and glazed door to hallway. The hallway leads to the lounge, kitchen/dining room, Jack & Jill bathroom and three bedrooms, one with en-suite shower room and one currently used as a formal dining room. The bright and welcoming lounge has a multi-fuel stove as its focal point, with a large set of full height patio doors offering stunning views of the garden and the countryside beyond. The patio doors also ensure plenty of natural light reaches this comfortable living space. The well appointed kitchen has an excellent selection of wall and base units with contrasting worktops and leads to the utility room. The three bedrooms are all of a good size. The principal bedroom has an en-suite shower room and the second bedroom has a Jack and Jill bathroom. The 3rd bedroom is currently used as a formal dining room. Externally there is a detached garage and workshop with power and light, woodstore, large greenhouse and summerhouse, ideal for relaxing or for use as a study. Only by viewing this fantastic property can one fully appreciate all it has to offer.

## ENTRANCE HALLWAY

The hallway leads to all rooms.

## LOUNGE

The bright and welcoming lounge has a multi-fuel stove as its focal point, with a large pair of full height patio doors offering stunning views of the garden and the countryside beyond as well as ensuring plenty of natural light reaches this comfortable living space.



## KITCHEN

The spacious country kitchen has a good selection of wall and base units with contrasting worktops. Window to rear and door to utility room. Ample space for formal dining.



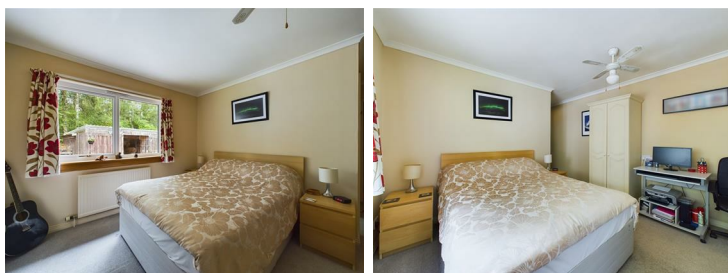
## UTILITY ROOM

The utility room includes stainless steel sink and drainer. Plumbed for washing machine. Window and door to side.



## BEDROOM 1

The main bedroom has a set of fitted wardrobes with dressing table. Window to front and door to en-suite shower room.



## EN-SUITE

The en-suite includes wc, wash hand basin and large shower enclosure with mains shower.



## BEDROOM 2

This double bedroom has a fitted wardrobe unit around the bed and a window to front and door to Jack & Jill bathroom.



## JACK & JILL BATHROOM

This bathroom can be accessed from both the hallway and bedroom 2. The bathroom includes wc, wash hand basin and bath with electric shower over. Opaque window to front.



## BEDROOM 3/DINING ROOM

This room is currently used as a formal dining room, but could easily be adapted for use as a 3rd bedroom. Large Bay window overlooking the rear garden.

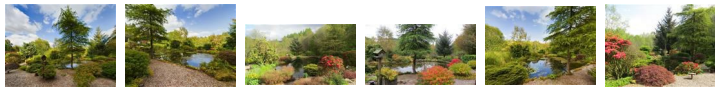


### FRONT GARDEN/DRIVEWAY

Egilsay is approached by a extensive gravel driveway, offering plenty of parking and leading to the detached garage and workshop with power and light. There is also a woodstore, large greenhouse and an idyllic summerhouse, ideal for relaxing or for use as a study.

### REAR GARDEN

This incredible, manicured garden is a stunning and colourful blend of mature trees, shrubs, hedging and seasonal plants. A path runs around the pond which features a fountain and lily pads, with several seating areas offering areas to relax and fully enjoy all this garden offers.



### REAR ELEVATION



### AERIAL PHOTOS

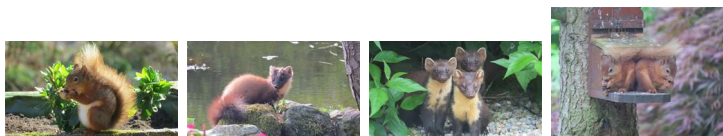


### EXTERNAL



### WILDLIFE

The area has an abundance of wildlife, including red squirrels, pine marten, red and roe deer, fox, woodpeckers, sparrow hawk, buzzards, owls, ducks and many other species of wildlife.



### DIRECTIONS

At Invergarry, take the A87 to Kyle of Lochalsh. Continue through the village for approx 1 mile, passing The Community Hall on the mile. At the sign for Faichem turn right up the hill for approx 1/2 mile. Turn right at the sign for Faichemard. Egilsay is the first property on the left with private driveway.

### LOCATION

The village of Invergarry has amenities including a post office, petrol station/shop, community hall with cafe and Heritage Centre. There is a local primary school with secondary schooling at Fort Augustus, 7 miles distant. Invergarry is close to the Great Glen Way and the cycle track passes through the village. Locally or nearby there are numerous outdoor pursuits including salmon/trout fishing, golf, hillwalking, sailing, canoeing, shooting, pony trekking and cycling.

### MISCELLANEOUS INFORMATION

- Tenure - Freehold
- Council Tax - Band E
- New boiler fitted March 2024
- New water tank fitted July 2020
- New fuse-box fitted and electric check June 2022
- Loft partially floored with power and light.
- New windows fitted to 2 bedrooms, en-suite and bathroom January 2020
- New windows fitted to kitchen, bedroom and lounge June 2024

### DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



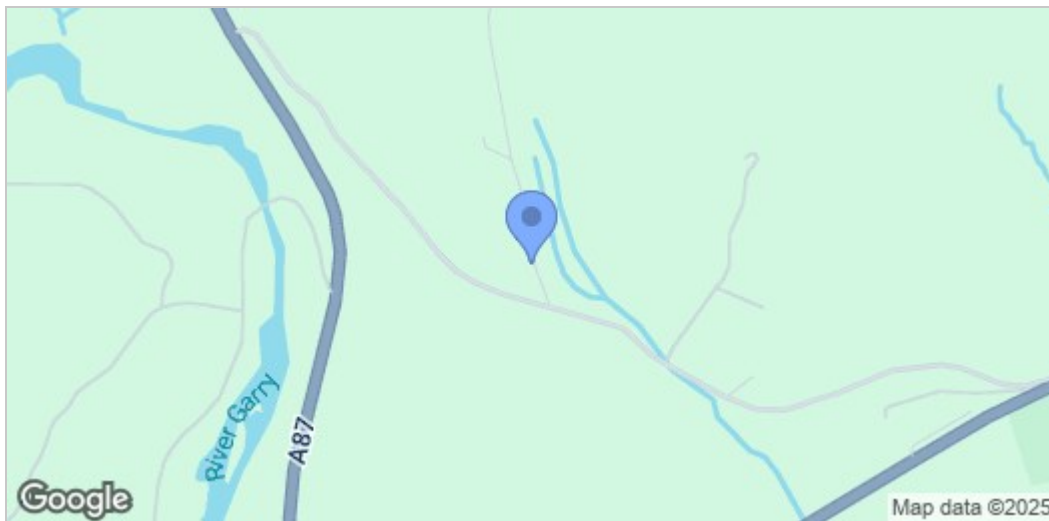
Approximate total area<sup>(1)</sup>  
111.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         | 98        |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.