



PETER MURPHY & Co
ESTATE AGENTS



Faichem Lodge , Invergarry, PH35 4HG

Offers Over £430,000

We are delighted to bring to the market this traditional stone built bungalow, located in the quiet, rural area of Faichem on the outskirts of Invergarry. This immaculate property has been tastefully extended over the years to offer a substantial 4 bedroom detached home. The property comprises; external door opening to the entrance vestibule and through to the spacious lounge with an attractive woodburner as it's focal point. Inner hall from lounge leads to the principal double bedroom and en-suite bathroom. Door from lounge leads to an internal hallway which has 2 storage cupboards and wc, and a door to utility room with door to rear garden, and door to the modern kitchen. The kitchen has a door to the formal dining room, which in turn leads to a large double bedroom with en-suite shower room and 2 windows to the rear. The hallway also leads to a double bedroom with en-suite shower room. The 4th bedroom and the bright and welcoming sun lounge complete the internal accommodation. Externally the property is approached by a gravel driveway leading to the detached double garage and parking area. To the side there is a wood store. To the front there is a colourful lawned garden and a large vegetable patch with green house. At the rear there is a lovely raised seating area offering a quiet place to relax and enjoy the tranquillity of this lovely setting.

ENTRANCE VESTIBULE

External door opens to entrance vestibule.

LOUNGE

The spacious lounge with an attractive woodburner as it's focal point and window to front.



UTILITY ROOM

The utility room has a sink and drainer, with some kitchen units. Plumbed for washing machine. Door to rear garden.

KITCHEN

Accessed from the hallway the modern and stylish kitchen has a good selection of wall and base units with contrasting worktops. Window to rear and door to dining room.



DINING ROOM

The dining room has a window overlooking the rear garden and door to bedroom 3.



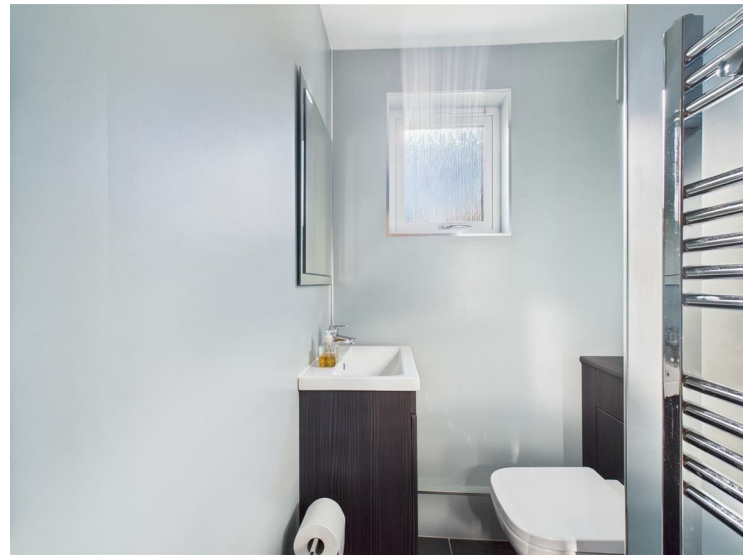
SUN ROOM

This bright and welcoming living space has windows to side and rear with door to side. Door to bedroom 4.



WC

Accessed from the hallway the cloakroom includes wc and wash hand basin. Opaque window to rear.



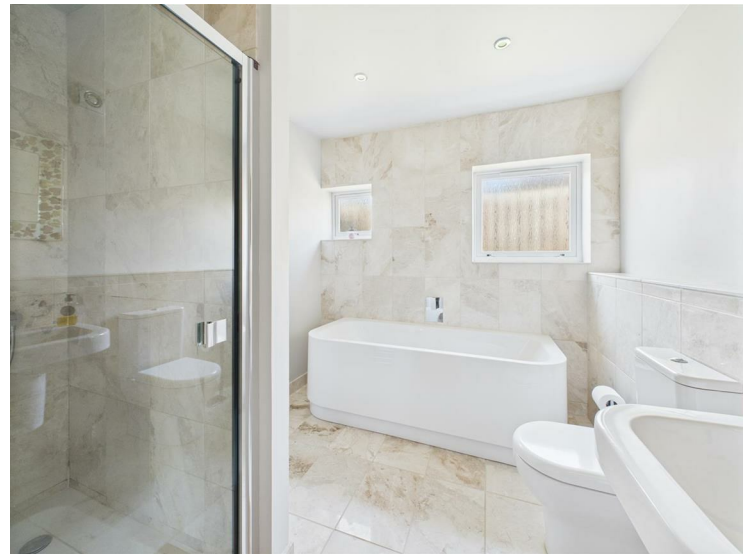
BEDROOM 1

This spacious double bedroom has 2 windows to front and door to en-suite. Fitted Wardrobe.



BEDROOM 1 EN-SUITE

This large en-suite includes a wc, wash hand basin, bath and separate showercubicle with mains shower.



BEDROOM 2

This double bedroom has 2 windows to front and door to en-suite. Storage cupboard.



BEDROOM 2 EN-SUITE

This en-suite includes wc, wash hand basin, heated towel rail and shower enclosure with mains shower.



BEDROOM 3

This double bedroom has 2 windows to rear and door to en-suite. Fitted wardrobe.



BEDROOM 3 EN-SUITE

The en-suite includes wc, wash hand basin, heated towel rail and shower cubicle with mains shower.



BEDROOM 4

This double bedroom has 2 windows to front and a storage cupboard.



DRIVEWAY

The sweeping gravel driveway leads to the detached double garage and parking area.



LOGSTORE



PARKING AREA



FRONT GARDEN

The colourful and private front garden is laid to lawn, with a neat gravel seating space and is surrounded by hedging.



VEGETABLE GARDEN



REAR GARDEN

The rear garden is a lovely raised seating area offering a quiet place to relax and enjoy the tranquillity of this setting.



REAR ELEVATION



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.

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.



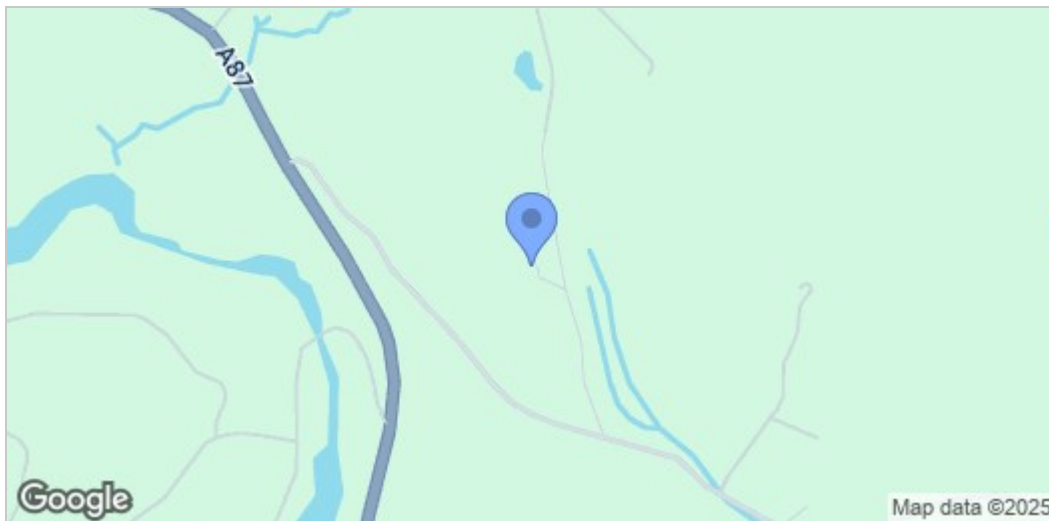
Approximate total area⁽¹⁾
158 m²


(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			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.