



PETER MURPHY & Co
ESTATE AGENTS



22 Invergarry Lodges , South Laggan, PH34 4EA Offers Over £70,000

This Scandinavian 'A Frame' style lodge is situated near the shores of Loch Oich along the Great Glen Way and is set amid some of the most beautiful West Highland scenery. The Lodge provides a fabulous opportunity for a holiday home, holiday let with income potential and with the opportunity for all year occupancy could provide for a very relaxing lifestyle family home in an incredible setting. The lodge was built around 1978 and spans approximately 57sq m. It is well presented and neutrally decorated through-out. In addition to its beautiful location further benefits include a good size open plan lounge-diner-kitchen with woodburner stove. French Doors lead onto a seating area and ensure plenty natural light reaches this appealing living space. There is a well appointed, fully fitted kitchen and modern bathroom with shower over bath. Tenure is leasehold with a site fee of £3,300 per annum exclusive of VAT with a lease term of 60 years from date of entry. The site services fee is £615 per annum exclusive of VAT.

ENTRANCE HALLWAY

External door to side opens to the hallway which leads to all rooms. Two storage cupboards.

LOUNGE/KITCHEN

The bright and welcoming open plan lounge/kitchen/dining room has a woodburner stove as it's focal point, with large patio doors to front. Ample space for formal dining.



KITCHEN

The well appointed kitchen has a variety of wall, drawer and base units, fridge, wall mounted oven, microwave, hob and extractor chimney.



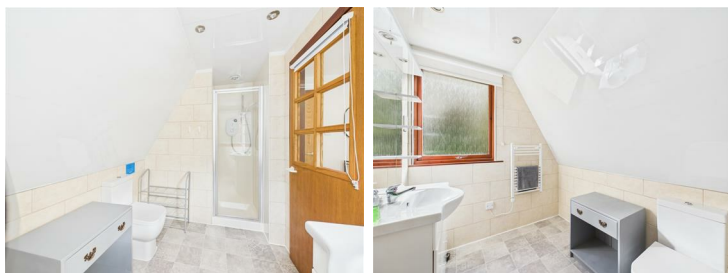
BEDROOM 1

This double bedroom has a fitted double wardrobe, window to rear and door to the en-suite shower room.



BEDROOM 1 EN-SUITE

The spacious en-suite shower room includes WC, wash hand basin, heated towel rail and shower cubicle with electric shower. Opaque window to rear.



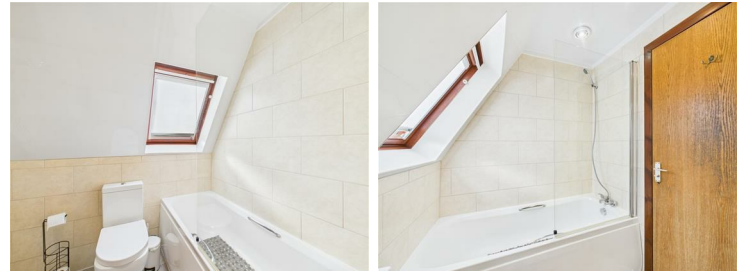
BEDROOM 2

This double bedroom has a fitted double wardrobe and window to side elevation.



BATHROOM

The bathroom comprises a WC, wash hand basin with vanity unit and bath with mains shower over. Opaque window to side.



EXTERNAL

There is a paved seating area to the front offering a quiet area to enjoy beautiful setting and views. There is a log store to the rear.



REAR ELEVATION



LOCH OICH



VIEWS



LOCATION

Invergarry Lodges are located in a picturesque site on the banks of Loch Oich, with access to the loch making for a fantastic holiday base and holiday let income source. The lodge site is situated just off the Great Glen Way which is a coastal route for walkers and cyclists, which runs from Fort William to Inverness and along the banks of the Caledonian Canal, which

includes the world famous Loch Ness. There are plenty of recreational opportunities and events including sailing, cycling, hill walking/hiking, fishing and photography. This popular tourist area has ever changing scenery with a reputation of being welcoming and friendly. The location is perfect base for exploring across the Highlands, with Fort William 23 miles away, Fort

Augustus under 10 miles and only 3.8 miles from Invergarry, For day to day needs Invergarry offers a selection of local amenities including a local shop, petrol station and nearby hotels with excellent restaurants. In Invergarry there is a Post Office and a village hall (with a coffee shop). There is also a health centre and hospital nearby. There are excellent links by road and bus from both north and southern routes with easy access to Inverness, Fort Augustus, Fort William and over to Skye.

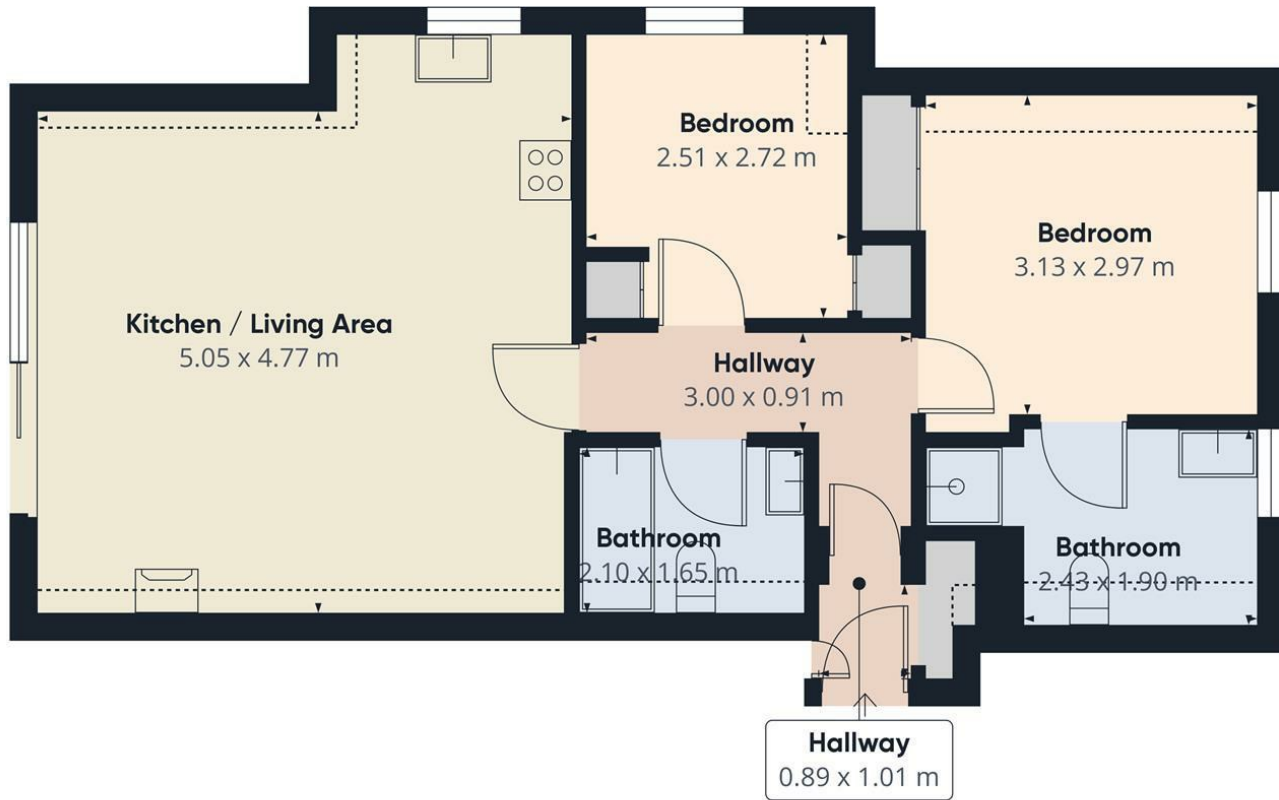
MISCELLANEOUS INFORMATION

Tenure - Leasehold

Council Tax - Band A

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 of 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[®]
57.07 m²

Reduced headroom
4.66 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.