



This gorgeous five-bedroom, five-bathroom house in the heart of Fort Augustus offers the best of old and new



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McEwan Fraser Legal is delighted to present this magnificent five-bedroom detached house, in the heart of Fort Augustus that has been modernised throughout. From the moment you walk into the grand entrance hallway and see the gorgeous bannisters you know you are in for something special with this home. With an abundance of space across both floors, high ceilings, original features throughout along with many modernised upgrades such as a new kitchen with a central island with induction hob, wine fridge, remote-controlled blind and American-style fridge freezer, it is the perfect mix of classic style and a modern twist.

THE LOUNGE



Inside, the property comprises:

- Entrance foyer
- Lounge
- Fully equipped stunning new kitchen with central island
- Utility area
- Library room
- Ground floor double bedroom with sauna

THE KITCHEN & UTILITY



THE LIBRARY



THE CONSERVATORY



BEDROOM 5



THE BATHROOM



- Family bathroom with sunken bathtub and corner shower cubicle
- Four double bedrooms all with en-suite shower rooms on the first floor
- Office/study



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE OFFICE



Beyond the internals of the house the current owner has made a number of improvements with the roof having a lot of attention including new slates and repointing, there is a large detached double garage with 26 solar panels installed across both the garage and house roofs, with battery storage in the spacious loft.

The plot that the property sits on is around 0.33 acres and is secured by a gate from the road creating secure parking for multiple cars to the front and to the rear you will find a wonderful garden with some of the area's most beautiful views.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.30m (14'1")
Kitchen	4.30m (14'1") x 4.00m (13'1")
Utility	3.40m (11'2") x 2.00m (6'7")
Library	4.30m (14'1") x 3.00m (9'10")
Conservatory	4.90m (16'1") x 4.20m (13'9")
Bedroom 5	4.30m (14'1") x 4.20m (13'9")
Shower Room	3.00m (9'10") x 2.40m (7'10")
Bedroom 1	4.00m (13'2") x 3.70m (12'2")

En-suite	1.60m (5'3") x 1.50m (4'11")
Bedroom 2	4.00m (13'2") x 3.60m (11'10")
En-suite	5.10m (16'9") x 2.30m (7'7")
Bedroom 3	4.00m (13'1") x 3.60m (11'10")
En-suite	2.30m (7'7") x 1.15m (3'9")
Bedroom 4	4.00m (13'1") x 3.70m (12'2")
En-suite	1.60m (5'3") x 1.50m (4'11")
Office	4.10m (13'5") x 2.40m (7'11")

Gross internal floor area (m²): 215m²
EPC Rating: B



THE LOCATION

Fort Augustus is a busy tourist haven offering an array of welcoming cafes, hotels, restaurants and bars. The village also has a primary and secondary school and boasts a golf course widely renowned to be one of the most challenging 9 hole courses in Scotland.





The Caledonian Canal with its series of locks passes through the village offering a busy spectacle attracting visitors throughout the year, with boats, barges and yachts that sail through daily.

Inverness is only 30 miles away, with excellent rail and airport links now available there. and is a very popular tourist draw between Easter and October, and the village is kept busy throughout the year with travellers. Fort William, the second largest town in The Highlands after Inverness, widely regarded as the “Outdoor Capital of Europe”, is situated 30 miles south where you can ski or snowboard at Aonach Mor, climb the UK’s highest mountain Ben Nevis or take in the scenery of wondrous Glencoe.



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