



### Services

Mains water, electricity and drainage.

### Extras

All carpets, fitted floor coverings and some blinds.

### Heating

Electric heating.

### Glazing

Double glazed windows throughout.

### Council Tax Band

C

### Viewing

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

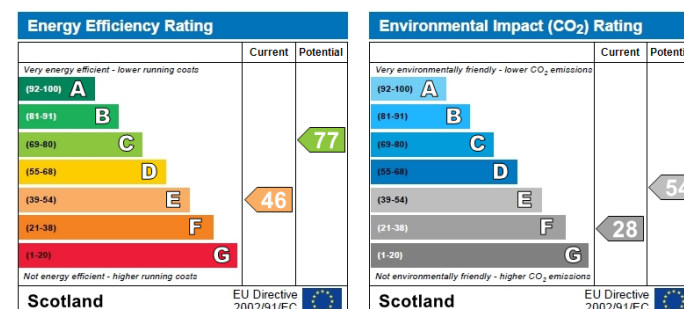
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £220,000

A full Home Report is available via Munro & Noble  
- [property@munronoble.com](mailto:property@munronoble.com).



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.


**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

### Taransay


### 38 Abertarff Place, Fort Augustus PH32 4DR

A four bedroom detached bungalow with office/study, gardens and a detached garage.

**hspc OFFERS OVER £195,000**  
HSPC Reference: 56782

 The Property Shop, 47 Church Street, Inverness

 [property@munronoble.com](mailto:property@munronoble.com)

 01463 22 55 33

 01463 22 51 65

### Property Overview



Detached Bungalow



4 Bedrooms



2 Receptions



1 Bathroom



Garden



Electric



Garage





### Property Description

Located in a cul-de-sac in the village of Fort Augustus and suiting a variety of potential purchasers, this well-proportioned four bedroomed detached bungalow is fully double-glazed and has electric heating. The accommodation within consists of an entrance vestibule, an entrance hall, a lounge with bi-fold glazed doors to the kitchen/dining room from which a double glazed conservatory and a utility area/rear vestibule can be accessed. Completing the accommodation is a modern WC, a modern shower room, four bedrooms all with fitted bedroom furniture and a fitted office/study. Externally the property is surrounded by its gardens that are laid to a combination of grass, gravel, patio, decking and block paving that provides ample space for off-street parking. It also boasts a detached garage that is separate from the property. Fort Augustus is situated on the south shore of the world famous Loch Ness, approximately 34 miles from the Highland capital of Inverness. Local amenities include a good range of local shops and services including gift shops, a petrol station, a Post Office, a newsagent, a butchers, a bank, a medical centre, and a number of cafés and restaurants. Primary and secondary schooling are both available locally. The surrounding area is renowned for its scenery and outdoor pursuits including, walking, cycling, fishing, shooting and sailing.

- Rooms & Dimensions**
- Entrance Vestibule  
Approx 1.31m x 1.26m
  - Entrance Hall
  - Inner Hall
  - Study  
Approx 2.65m x 2.63m
  - Lounge  
Approx 5.14m x 3.65m
  - Kitchen/Diner  
Approx 6.85m x 3.16m (AWP\*)
  - Utility Room/Rear Vestibule  
Approx 3.18m x 0.95m
  - Conservatory  
Approx 2.80m x 2.97m
  - WC  
Approx 0.85m x 1.87m
  - Shower Room  
Approx 1.54m x 1.85m
  - Bedroom One  
Approx 4.54m x 2.89m
  - Bedroom Two  
Approx 3.87m x 2.78m
  - Bedroom Three  
Approx 2.60m x 3.21m
  - Bedroom Four  
Approx 2.43m x 2.88m
- \*(At widest points)

