



## Forest Lodge

Auchterawe, Fort Augustus, PH32 4BT

Guide Price £380,000

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PROPERTY

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# Forest Lodge

Auchterawe, Fort Augustus, PH32 4BT

Forest Lodge is a stunning detached Villa with 4 Bedrooms. Located 2 miles outside Fort Augustus in the small, rural community of Auchterawe. Presented to a high standard with modern features throughout, this beautiful property is in walk-in condition. With well-maintained enclosed garden grounds, Forest Lodge would make a superb family home, wonderful holiday retreat, or a buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Beautifully presented detached Villa
- Immaculate and in walk-in condition
- Lovely open mountain views
- Porch, Hallway, Lounge, Kitchen, Utility Room
- Ground floor Bedroom, Jack 'n' Jill Bathroom
- Upper Landing, 3 further Bedrooms & Bathroom
- Attractive multi fuel stove in Lounge
- Excellent storage throughout
- uPVC double glazed & oil fired central heating
- Sizeable garden with large shed/workshop
- Greenhouse and raised beds for veg & fruit
- Garage with power & lighting
- Driveway & parking for several vehicles
- Wonderful family home
- EPC Rating : C74



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The Ground Floor accommodation comprises entrance Porch, spacious Hallway, bright Lounge with log burner stove and carpeted stairs rising to the first floor, Kitchen/Diner, Utility Room, Bedroom and Jack 'n' Jill Bathroom.

The First Floor accommodation offers the Upper Landing with ample space for office furniture, 3 further double Bedrooms and the family Bathroom.

There is also an integrated garage with power, lighting, roller door and concrete flooring.

In addition to its peaceful location, Forest Lodge is sited to take full advantage of the fine open countryside views and benefits from double glazed windows & doors and oil fired central heating.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via the gated gravelled driveway and entry into the Porch at the front or via the Utility Room at the rear.

#### **ENTRANCE PORCH** 2m x 1.3m

With external door & window panel to the front elevation, storage cupboard housing the electrical fuse box, tiled flooring and door leading to the Hallway.

#### **HALLWAY** 2.6m x 2.5m (max)

With internal door & window panel to the front elevation, radiator, understairs storage cupboard, fitted carpet and doors leading to the Lounge, Kitchen/Diner, ground floor Bedroom and the Jack 'n' Jill Bathroom.

#### **LOUNGE** 5.8m x 4.7m

With 2 panel windows & external door to the rear elevation with mountain views and which leads out onto an attractive decking area, further window to the side elevation, multi fuel stove, carpeted stairs leading to the first floor, 2 radiators and fitted carpet. (Please note curtains will be removed from this room prior to sale).

#### **KITCHEN/DINER** 4.9m x 4.1m

Fitted with a range of modern base & wall mounted units with complementary work surfaces over, 2 stainless steel sinks, electric oven & hob with extractor hood over, tiled splashbacks, integrated undercounter fridge, ample space for dining furniture, dual aspect windows to the side & rear elevations, radiator, laminate flooring and door leading to the Utility Room.

#### **UTILITY ROOM** 3m x 2.4m

With external door to the rear elevation, window to the side elevation, space for freestanding fridge/freezer, plumbing for dishwasher & washing machine, space for tumble dryer, radiator, vinyl flooring and door leading to a walk-in cupboard (also housing the hot water tank).





**BEDROOM ONE** 3.9m x 3.8m

With window to the front elevation, built-in wardrobes, radiator, wooden flooring and door leading to the Jack 'n' Jill Bathroom.

**JACK 'n' JILL BATHROOM** 3.4m x 2.7m

With modern suite comprising of bath, shower cubicle with electric shower, wash basin & WC, window to the side elevation, heated towel rail, partly tiled walls and tiled flooring

**UPPER LANDING** 6.2m x 2.8m (max)

With 2 Velux windows to the side elevation, wooden balustrade, study/office area with fitted furniture, 3 storage cupboards, access hatch to the Loft, fitted carpet and doors leading to all 3 upper level Bedrooms and the family Bathroom.

**BEDROOM TWO** 5m x 4.1m

With window to the rear elevation with countryside views, Velux window to the side elevation, 2 radiators and laminate flooring.

**FAMILY BATHROOM** 3.6m x 1.8m

With modern white suite comprising of bath with electric shower over, wash basin set in a vanity unit, WC, Velux window to the side elevation, radiator, partly tiled walls and tiled flooring

**BEDROOM THREE** 3.6m x 3m

With window to the front elevation, 2 radiators and fitted carpet.

**BEDROOM FOUR** 5m x 4.9m

With Velux windows to the front elevation, 2 further Velux windows to the rear elevation, radiator, hatch access to Loft and fitted carpet.



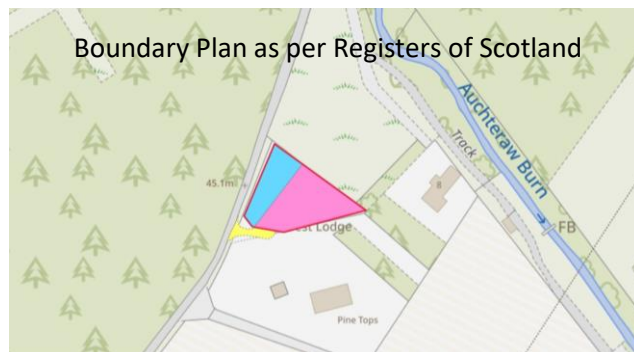


### **GARAGE** 5.8m x 3.2m

The garage is to the side of the property and integral to the house with a roller metal door, power, lighting and concrete flooring.

### **GARDEN**

The well-maintained garden surrounds the property and offers panoramic mountain & countryside views. The garden is bounded by a wire & timber fence with a gated entrance. The front garden has a border running along with fence which is planted with a variety of trees, shrubs & bushes. The adjoining area is laid with grass and has raised beds in which the sellers grow an array of vegetables, fruit & cut flowers. The greenhouse offers further opportunities for cultivation. The side garden houses a substantial timber shed/workshop (7m x 2.4m) with roller metal door, power, lighting & concrete flooring. The rear garden is laid mainly with grass and has a decking area which leads out from the Lounge (and with a ramp access into the house via the Utility Room), this is the perfect place for dining furniture, relaxing and enjoying the surrounding countryside. There is an area within the rear garden that has been fenced off for hens (hens not included in sale) The gravelled driveway & garage provide ample parking for multiple vehicles.



# Forest Lodge, Auchterawe



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*







## GENERAL INFORMATION

**Services:** Mains electricity Private water supply  
Private septic tank

**Council Tax** – E

**EPC Rating:** C74

**Local Authority:** Highland Council

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## DIRECTIONS

From Fort William, travel north on the A82 Inverness road, for 31 miles, until you reach Fort Augustus. Continue straight ahead though the village going over the Caledonian canal bridge and past the car park. Turn left into Bunoich Brae and pass the Community Hall and car park (on the left). Turn left where signposted Jenkins Park & Auchterawe. Then follow the road to the left where signposted Auchterawe. Continue ahead (single track road with passing places) for 2 miles. On crossing a small wooden bridge, Forest Lodge is just past the bridge on the left hand side.

## FORT AUGUSTUS

Fort Augustus is situated on the most southern tip of Loch Ness on the Great Glen Way, this historic and scenic village is surrounded by some of the most breathtaking scenery. Lying on the impressive 60 mile long Caledonian Canal, halfway between Fort William and Inverness, Fort Augustus offers spectacular views down Loch Ness and is a paradise for keen walkers and cyclists with many beautiful walks around the area, the most popular being the Great Glen Way. Local amenities include a village nursery, primary & secondary schools, variety of shops, filling station, garage, medical practice, church, hotels, cafes, restaurants, & golf course. The area offers a large range of sports and outdoor activities, and is popular with a wide variety of people, locals and visitors alike.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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