



## Camus Na Gael

Fort Augustus, PH32 4BW

Guide Price £380,000

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PROPERTY

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# Camus Na Gael

Fort Augustus, PH32 4BW

Camus Na Gael is an immaculately presented & spacious detached Bungalow with 3/4 Bedrooms, located in the popular & picturesque village of Fort Augustus. Recently upgraded to a high standard, this beautiful property is in walk-in condition. With detached Chalet, 2 Bedroom static Caravan, double car port & extensive well-maintained garden grounds, extending to approximately 0.75 acre, Camus Na Gael would make a superb family home with business potential.

Special attention is drawn to the following:-

## Key Features

- Beautifully presented detached Bungalow
- Recently renovated and in walk-in condition
- Wonderful open mountains views
- Hallway, Lounge, Dining Room, Kitchen/Diner
- Utility Room, 3 Bedrooms and family Bathroom
- Large Loft with development potential
- Newly installed LPG central heating & boiler
- Garden extending to approximately 0.75 acres
- Workshop, several sheds/stores & double car port
- Attractive timber Cabin with private enclosed garden
- 2 Bedroom static Caravan included in sale
- Driveway & parking for several vehicles
- Wonderful family home with business potential
- Within walking distance of the Caledonian Canal
- Local amenities nearby



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The accommodation comprises Hallway, Lounge, Dining Room, Kitchen/Diner, 3 double Bedrooms (all with built-in wardrobes) and family Bathroom.

There is also a large partially floored Loft which is accessed via a hatch in the Hallway. With retractable ladder, power and attic trusses, this area has the potential for development (subject to the relevant planning consents).

The garden houses a detached timber chalet and a 2 Bedroom static caravan both with private enclosed garden areas, both units may offer potential to run a business from home (subject to the Highland Council letting licence regulations – neither unit is currently used for letting purposes).

In addition to its beautiful & very peaceful location, Camus Na Gael sits on an extensive plot and is positioned perfectly to take full advantage of the fine open countryside views and benefits from double glazed UPVC windows & doors and newly installed LPG central heating system.

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

#### **APPROACH**

Via the gravelled driveway and entry at the side into the Utility Room or at the front via the patio doors into the Kitchen/Diner.

#### **HALLWAY** 8.3m x 1.8m (max)

With radiator, storage cupboard, cushioned flooring and doors leading to the Lounge, Dining Room, Kitchen/Diner, all 3 Bedrooms, family Bathroom and hatch access to the Loft.

#### **LOUNGE** 4.4m x 3.9m

With window to the front elevation looking over the garden and with superb mountain views beyond, radiator and laminate flooring.

#### **DINING ROOM** 4.9m x 3m

With window to the front elevation, ample space for dining furniture, radiator and laminate flooring. This room could easily be used as a 4<sup>th</sup> Bedroom if required.





**KITCHEN/DINER** 6m x 3m (max)

Fitted with a range of modern units with complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor hood over, tiled splashbacks, plumbing for dishwasher, space for freestanding fridge/freezer, space for dining table, pantry cupboard, dual aspect windows to the front & side elevations, radiator, cushioned flooring and door leading to the Utility Room.

**UTILITY ROOM** 2.4m x 2.3m

With external door to the side elevation, base & wall mounted units with work surfaces over, plumbing for washing machine, space for tumble dryer, radiator, and cushioned flooring.

**BEDROOM ONE** 4.5m x 3.3m

With window to the rear elevation, double built-in wardrobes, radiator and fitted carpet.

**FAMILY BATHROOM** 2.7m x 2.1m

With modern white suite comprising of bath with electric shower over, wash basin & WC, heated towel rail, frosted window to the rear elevation and vinyl flooring.

**BEDROOM TWO** 3.3m x 3.1m

With window to the rear elevation double built-in wardrobes, radiator and fitted carpet.

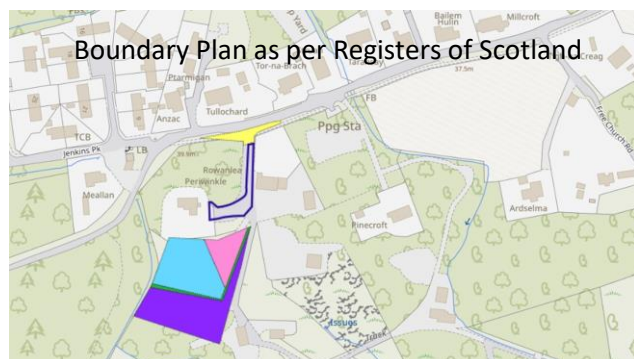
**BEDROOM THREE** 3.7m x 3.3m

With window to the rear elevation, double built-in wardrobes, radiator and laminate flooring.



## GARDEN

The well-maintained garden surrounds the property and extends to approximately 0.75 acre offering panoramic mountain & countryside views. The enclosed area laid with grass and tiled patio area leading directly out from the Kitchen/Diner is the perfect place to sit, relax and enjoy the panoramic countryside views. There is a workshop and several sheds/stores located to the side garden. The garden houses a timber Cabin with its own private gravelled garden. A 2 Bedroom Caravan is also housed within the garden, again with its own fenced garden which is laid with grass (please note that neither the cabin or caravan are currently rented out but this may be an option for the new owners, if required). The rear garden is planted with a variety of shrubs & bushes. The sweeping driveway has an area planted with raised beds, ideal for growing vegetables & flowers alike. The lower driveway has a double carport providing covered parking for 2 vehicles with further parking available for multiple vehicles within the grounds.





# Camus Na Gael, Fort Augustus



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





The Chalet





## GENERAL INFORMATION

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

**Council Tax** – E

**EPC Rating:** D67

**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. Continue ahead and take the 3<sup>rd</sup> turning on the left. Camus Na Gael is straight ahead and down the track to the right where indicated by the for sale sign.

## 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.

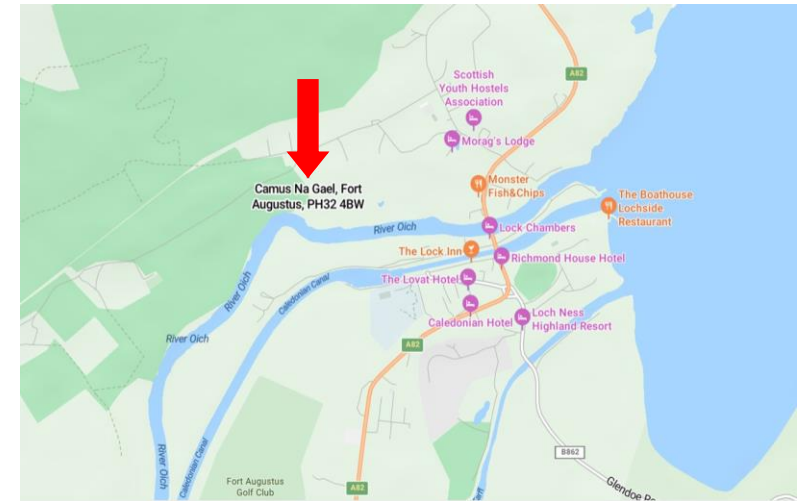
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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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