



38 Abertarff Place

Fort Augustus, PH32 4DR

Guide Price £220,000

Fiuran
PROPERTY

38 Abertarff Place

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38 Abertarff Place is a spacious detached Bungalow with 5 Bedrooms. Located in a quiet cul-de-sac in the popular & picturesque village of Fort Augustus. With private garden surrounding the property, driveway and detached garage, it will a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Well-presented detached Bungalow
- In the picturesque village of Fort Augustus
- Surrounded by fine open mountain views
- Porch, Hallway, Lounge, Kitchen/Diner, Conservatory
- Utility Room, Shower Room, Cloakroom, 5 Bedrooms
- Double glazed upvc windows
- Air source central heating system
- Private garden with 2 sheds
- Driveway with off-street parking
- Wonderful family home
- Detached garage (separate from the property)
- Within walking distance of local amenities
- Near the famous Caledonian Canal



38 Abertarff Place is a spacious detached Bungalow with 5 Bedrooms. Located in a quiet cul-de-sac in the popular & picturesque village of Fort Augustus. With private garden surrounding the property, driveway and detached garage, it will be a wonderful family home.

The accommodation comprises of the entrance Porch, Hallway, Lounge, Kitchen/Diner, Conservatory, Shower Room, Cloakroom, 5 Bedrooms and Loft.

In addition to its convenient village location, this spacious and very desirable detached Bungalow has fine open mountain views. It is fully double glazed and benefits from Air Source central heating.

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

APPROACH

Via the driveway at the front of the property and entry into the Porch.

ENTRANCE PORCH 1.3m x 1.2m

With external door and panel window to the front elevation, laminate flooring and internal door and panel window leading to the Hallway.

HALLWAY 5.1m x 4.5m (max)

Welcoming & bright with cupboard housing the hot water tank, radiator, laminate flooring and doors leading to the Lounge, Shower Room, Cloakroom and all 5 Bedrooms.

LOUNGE 5m x 3.7m

Lovely family room with window to the front elevation, attractive log burning stove, 2 radiators, fitted carpet and sliding doors leading to the Kitchen/Diner.

KITCHEN/DINER 6.8m x 4.1m (max)

With base & wall mounted units, complementary work surfaces over, sink & drainer, electric oven & hob with extractor hood over, storage cupboard, space for fridge freezer, space for tumble dryer, space for dining furniture, radiator, vinyl flooring, window to the rear elevation, semi open plan to the Utility Room and external door leading to the Conservatory.

UTILITY ROOM 3.2m x 0.95m

With plumbing for washing machine, open shelving area, tiled flooring and external door leading out to the rear garden.

CONSERVATORY 3m x 2.7m

With wrap round windows overlooking the garden and beyond, laminate flooring and patio doors leading out to a raised decking area and onto a paved patio.



BEDROOM ONE 2.6m x 2.6m

With window to the front elevation, opaque panel window to Hallway, radiator, fitted carpet and hatch access to the Loft.

BEDROOM TWO 4.6m x 3.1m

With window to the rear elevation, radiator and fitted carpet.

CLOAKROOM 1.8m x 0.86m

With white suite comprising of sink set in a vanity unit, WC, radiator, frosted window to the rear elevation and tiled flooring.

SHOWER ROOM 1.8m x 1.5m

With white suite comprising of walk-in shower enclosure, wash basin set in a vanity unit, WC, radiator, frosted window to the rear elevation, and tiled flooring.

BEDROOM THREE 3.8m x 2.6m

With window to the front elevation, radiator and fitted carpet.

BEDROOM FOUR 3.9m x 2.8m

With window to the rear elevation, radiator and fitted carpet.

BEDROOM FIVE 2.9m x 2.4m

With window to the rear elevation, radiator and fitted carpet.



LOFT

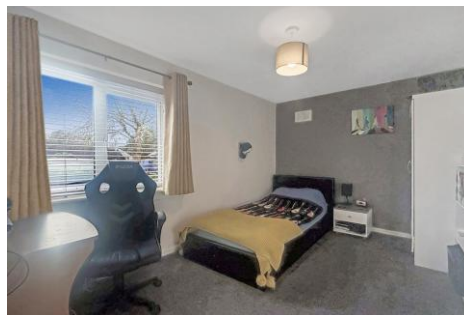
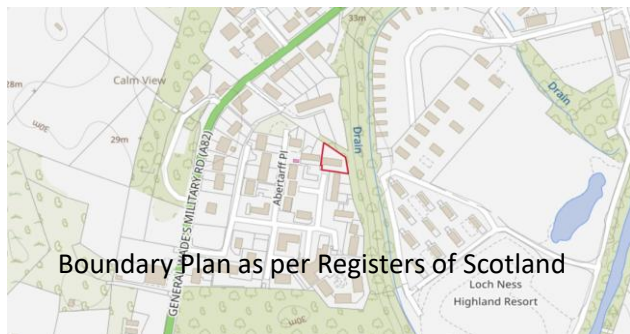
The partially boarded Loft is accessed via a hatch in Bedroom One with retractable ladder, power & lighting (may offer further development potential, subject to the relevant planning permissions).

GARDEN

An enclosed, spacious and well-maintained garden surrounds the property and offers beautiful mountain & countryside views. The front garden is laid with block paving & gravel and provides off street parking. The side garden is bounded by a mixture of timber fences & hedging plants and is laid with a mixture of grass, gravel & with paving slabs, with various places for garden furniture and for relaxing and enjoying the countryside views. The rear garden is laid with paving slabs & gravel and houses 2 sheds.

GARAGE

The detached single garage is located separate to the property, with up & over door and concrete flooring.



38 Abertarff Place, Fort Augustus



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
Mains water
Mains drainage

Council Tax – C

EPC Rating: D58

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 turn right directly opposite the West End Garage, following the road round to the left, and then bear first right. Continue to the bottom of the road and take the turning to the left. 38 Abertarff Place is at the end of this road directly ahead.

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.

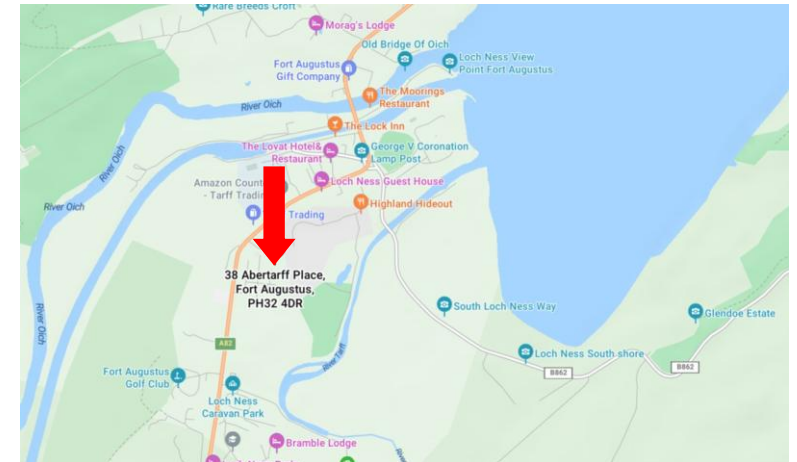
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

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.



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PROPERTY

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Fort Augustus and the Caledonian Canal

