



## Tigh Na Creag

Free Church Road, Fort Augustus, PH32 4DQ

Guide Price £350,000

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PROPERTY

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# Tigh Na Creag

Free Church Road, Fort Augustus, PH32 4DD

Tigh Na Creag is a stunning detached & spacious Bungalow with 3 Bedrooms, located in the popular picturesque village of Fort Augustus. Recently upgraded to an exceptionally high standard with modern features throughout, this beautiful property is in walk-in condition. With extensive garden grounds extending to approximately 0.4 acres Tigh Na Creag would make a wonderful family home, ideal holiday retreat, or a buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Beautifully presented detached Bungalow
- Recently renovated to an exceptional standard
- In walk-in condition with unique features
- Wonderful open mountains views
- Open Plan Lounge, Dining Room & Kitchen
- Utility Room, 3 Bedrooms and family Bathroom
- Large Loft with planning permission & warrant
- Newly installed LPG central heating & boiler
- Garden extending to 0.4 acres with timber shed
- Attractive decking areas taking advantage of the views
- Some contents available under negotiation
- Static Caravan included in sale
- Driveway & parking for several vehicles
- Wonderful family home
- Within walking distance of the Caledonian Canal
- Local amenities nearby



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The accommodation comprises of the spacious open-plan living space to include the Lounge, Dining Room, Kitchen & Hallway, Utility Room, 3 Bedrooms and the family Bathroom.

There is also a large fully insulated & floored loft with shelving and 2 newly installed Velux windows, with retractable ladder, power and lighting which is accessed via a hatch in the Utility Room.

The upgrades which have recently been lovingly completed to a high standard include the replacement of all of internal walls, sub floors, plumbing, electrics, newly fitted Kitchen, & Bathroom, installation of a log burner, interior doors have been replaced with oak doors, flooring laid with a mixture of Karndean wooden flooring & porcelain tiles. The roof boards, tiles, gutters & soffits have also been replaced. LPG tank also been installed with a new boiler and new radiators throughout.

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

#### **APPROACH**

Via the sweeping gravelled driveway leading from the front of the property to the side. There is an entry door at the side of the property into the Utility Room or 2 further doors which lead into the Lounge/Diner.

#### **LOUNGE** 5.5m x 5.4m

Open-plan to the Dining Room, Kitchen & Hallway, with large full height picture windows to the front elevation looking over the front garden & taking full advantage of the wonderful mountain views, attractive log burner, radiator, Karndean flooring, sandstone cladding feature wall, 2 external doors to the front & side elevations, both leading out onto raised timber decking areas and into the private garden.

#### **DINING ROOM** 3m x 2.8m

Open-plan to the Kitchen, Lounge & Hallway, with full height picture window to the front elevation with lovely mountain views, radiator and Karndean flooring.

#### **KITCHEN** 3.4m x 3m

Open-plan to the Lounge, Dining Room & Hallway, fitted with a range of modern units with complementary solid oak work surfaces over, Belfast style sink & drainer with spray mixer tap, built-in double electric oven, Lpg gas five ring hob, flush ceiling canopy extractor, integrated dishwasher, 2 windows to the side elevation, porcelain tiled flooring and door leading to the Utility Room.

#### **UTILITY ROOM** 3m x 1.8m

With external door & window to the side elevation, fitted with base & wall mounted units with complementary solid oak work surface over, plumbing for washing machine, space for tumble dryer, space for free standing fridge/freezer, radiator, porcelain tiled flooring, central heating boiler and hatch access to the Loft space.

#### **HALLWAY**

Open-plan to the Lounge, Kitchen, Dining Room, radiator, Karndean flooring and doors leading to the family Bathroom and all 3 Bedrooms.





**BATHROOM** 3m x 2.9m

With modern suite comprising of free standing roll top bath, large walk-in shower cubicle, wash basin set in a lovely oak vanity unit, WC, window to the side elevation, radiator and porcelain tiled flooring

**BEDROOM ONE** 4.2m x 3m

With window to the rear elevation, radiator and Karndean flooring

**BEDROOM TWO** 2.9m x 2.3m

With window to the rear elevation, radiator and Karndean flooring

**BEDROOM THREE** 4.2m x 3m

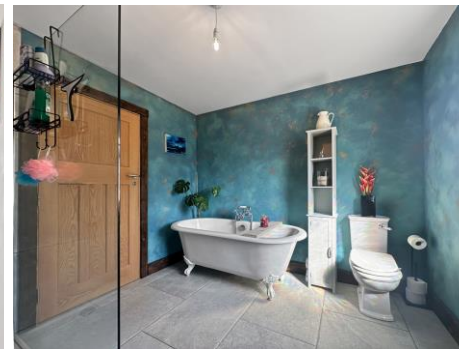
With window to the rear elevation, radiator and Karndean flooring

**GARDEN**

The large garden extending to approximately 0.4 acre surrounds the property and offers panoramic mountain & countryside views. The garden is laid with a mixture of grass & gravel offset with a variety of mature trees, shrubs & bushes, enclosed with hedging plants, wire & timber fencing. There is a timber shed and a static caravan included in the sale. The gravelled driveway provides ample parking. There is potential for a garage to be built within the grounds (subject to the relevant planning consents).

**PLANNING PERMISSION**

Full planning permission and building warrant has been granted to extend the property. Full details of the planning can be found via the Highland Council Planning website via this link [21/00947/FUL | Alteration and extension of house, including raising of ridge height | Tigh-Na-Creag Free Church Road Fort Augustus PH32 4DQ \(highland.gov.uk\)](https://www.hIGHLAND.gov.uk/planning/21/00947/FUL%20Alteration%20and%20extension%20of%20house%20including%20raising%20of%20ridge%20height%20Tigh-Na-Creag%20Free%20Church%20Road%20Fort%20Augustus%20PH32%204DQ)



## Tigh Na Creag, 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 water, drainage & electricity

**Council Tax – E**      **EPC Rating: C75**

**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 through the village going over the Caledonian canal bridge and past the car park. Head up the hill towards Inverness, turn left where signposted Jenkins Park/Auchterawe continue ahead passing a car park, after the car park turn left onto Free Church Road. Tigh Na Creag is on the left and can be identified 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 hamlet 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 a popular village to a wide variety of people.

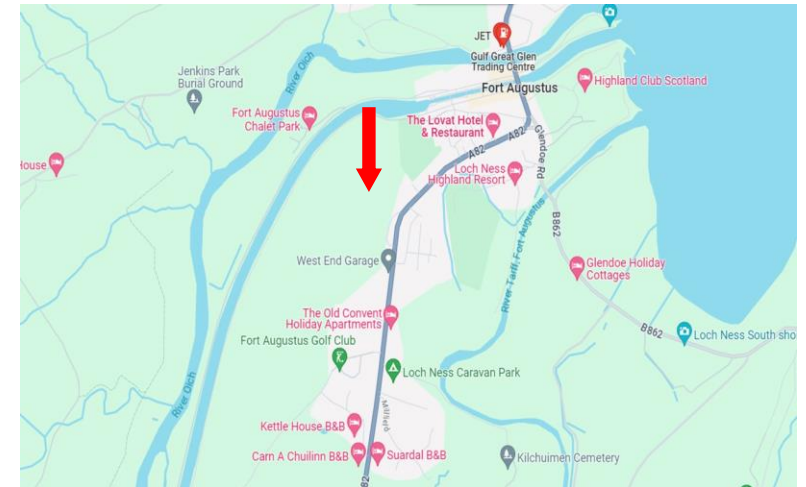
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

PROPERTY

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