

# BAILEM HULIN, AUCTERAW, FORT AUGUSTUS

**mcintyre & co**  
*Solicitors & Estate Agents*



Situated in a desirable and private location in Fort Augustus

Four bedroom, detached family home with large garden and garage

Extremely spacious and well presented

Lounge has a feature fire place with wood burning stove

Beautiful conservatory with lovely garden and hillside views

Large kitchen-diner with breakfast bar

Oil heating/Double glazing/Cavity wall insulation/Excellent storage

Amenities within walking distance / Council Tax Band E

Energy Performance Rating E-46 / Tenure is Freehold



**GUIDE PRICE**

**£330,000**

## DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Bailem Hulin to the market. This is a deceptively spacious four bedroom detached family home that benefits from 2 reception rooms with a large conservatory overlooking the garden and enjoying lovely hillside views. Situated in the desirable location of Fort Augustus and set in a large plot with substantial and relatively private garden surrounded by woodland trees, pretty floral shrubs and flowers throughout.

This delightful property was built around 1970 and spans approx. 164sq m. In addition to its lovely location the property benefits from 2 reception rooms, a cosy sitting room with sliding doors leading into a fully glazed conservatory that has direct access onto the garden patio. The spacious lounge has a large window that provides the room with plenty of natural daylight and fabulous hillside views. The feature fireplace with wood burning stove has a marble effect hearth and wood effect surround.

There is open access leading off the lounge into a fitted kitchen-diner complete with breakfast bar, a variety of wall, drawer and base units and includes an American style fridge-freezer, a rangemaster with extractor chimney and dishwasher all items are included in the sale price.

There are four bedrooms all have built in wardrobes/storage and quality fitted carpet flooring with the exception of the smallest bedroom. The content of the ground floor bedroom is included in the sale price, to include a new bed purchased in 2023.

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It should be noted that all services/appliances have not and will not be tested and are sold as seen.

Accommodation comprises: Entrance Hallway, Lounge, Kitchen-Diner, Sitting Room, Conservatory, Utility, W.C, Shower room (ground floor) and Four Bedrooms (1 ground floor).



## LOCATION/AMENITIES

Fort Augustus is ideally situated and within easy commuting of both Inverness (35 miles) and Fort William (33 miles). Although small, with around 700 residents, Fort Augustus is a busy and thriving town which is situated on the Caledonian Canal which joins Loch Ness. The Canal is an impressive 60 mile long flight of locks designed by the famous Civil Engineer, Thomas Telford and is a central spot within the village where you can watch yachts and canal boats pass by.

The town is a popular tourist destination with lots of attractions and amenities. These include a variety of shops, bars, restaurants, a village hall, a medical centre, convenience store, a petrol station with a well stocked grocery store and excellent primary and secondary schools. There is also a reliable bus service to Inverness and Fort William.

**DIRECTIONS** Bailem Hulin, Aucteraw, Jenkins Park, Fort Augustus, PH32 4BW

After passing the Fort Augustus petrol station, continue north towards Inverness, go passed the car park and turn left up the hill called Bunoich Brae. Continue passed the car park and take the next left signed for Jenkins Park. This is a partial, single track road and Bailem Hulin is situated on the right.

**ENTRANCE PORCH 5.41m x 2.44m (17'09" x 8')**

Good size hallway with useable space and quality laminate flooring.

**LOUNGE 4.59m x 4.27m (15' x 14')**

Carpet flooring. Superb views.

**KITCHEN 5.97m x 3.07m (19'07" x 10')**

LPG Rangemaster oven and breakfast bar. Tile flooring, its should be noted that a couple of the floor tiles are damaged but replacement tiles will be made available for replacement.

**SITTING ROOM 4.26m x 3.13m (13'11" x 10'03")**

Sliding doors provide access into the Conservatory.

**CONSERVATORY 4.51m x 3.03m (14'09" x 9'11")**

Beautiful fully glazed conservatory with decorative opening vents and French doors leading into the garden.

**UTILITY 2.11m x 1.26m (6'11" x 4'01")**

Storage cupboard houses the electric metre. Access to rear garden.

**W.C 1.85m x 1.42m (6' x 4'07")**

**SHOWERROOM 2.10m x 2.10m (6'10" x 6'10")**

Fully tiled with massage style shower, W.C, Wash hand basin, tiled flooring, fitted mirror with vanity cupboards and extractor

**BEDROOM 1 3.66m x 3.26m (12' x 10'08")**

**BEDROOM 2 5.66m x 4.47m (18'06" x 14'07")**

**BEDROOM 3 3.51m x 2.46m (11'06" x 8'01")**

**BEDROOM 4 3.87m x 2.04m (12'08" x 6'08")**

Large single room with recess storage that lends itself to an office/study room.

All measurements have been taken at longest x widest points.





## EXTERNALLY

The property sits on an elevated position enjoying fabulous hillside and croftland views. The garden grounds are beautifully tended and filled with a variety of trees, plants, shrubs and flowers throughout. There is a small patio adjacent to the conservatory, ideally situated to catch the sun and for access into the property.

Vehicular access is taken from lockable gates that lead onto a long tarmac drive that provides off street parking for several vehicles and further leads to a detached garage. The garage door is electrically and key operated and has significant storage and racking, there is power and lighting. There is an outside tap and outside lighting.

The history of the property is that it was a former Mill and the Mill Stone remains in the garden.



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