



## TIGH NA BRAIGHE | INVERGARRY | PH35 4HG



### GUIDE PRICE: £300,000

Peacefully situated at Craigard, Invergarry, Tigh Na Braighe forms a stunning detached villa, set in mature garden grounds with views to the surrounding countryside. The property offers deceptively spacious accommodation, arranged in a convenient layout over two floors and benefits from double glazing and oil fired central heating. In immaculate order throughout, the property boasts a formal, triple aspect lounge, with feature stove and French doors leading to the garden, and is complemented by a bright kitchen/diner, also with French doors to the garden, and three double bedrooms, with the addition of a utility, bathroom, shower room and cloakroom. Due to the size and location, the property would be ideally suited as a wonderful family home, or as an investment opportunity in very buoyant rental and self-catering markets.

Invergarry is a village steeped in history and lies at the East end of Glengarry. Local services include a superb primary school, hotel, post office, petrol station/shop, café & visitor centre. An abundance of wildlife exists in and around Invergarry, including several types of deer, pine marten, otters, many species of birds, red squirrels and more. Invergarry is close to the Great Glen Way and the cycle track passes through the village. Numerous outdoor pursuits can be accessed locally or a short drive away. They include salmon/trout fishing, golf, walking, sailing, canoeing, and water sports, shooting, pony trekking or cycling on a number of cycle tracks, some of which start at Invergarry.



- Stunning Detached Villa
- Charming Location with Mountain Views
- In Immaculate Order
- Lounge with Stove
- Kitchen/Diner & Utility Room
- 3 Double Bedrooms
- Shower Room, Bathroom & Cloakroom
- Double Glazing & Oil Fired Central Heating
- Spacious Garden
- Detached Garage & Garden Shed
- EPC Rating: C 69

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## Accommodation

### Entrance Porch 2.3m x 1.5m

With wooden entrance door with glazed panel. French doors to hallway. Laminate flooring.

### Hallway

With stairs to upper level. Laminate flooring. Doors to lounge, bedroom, cloakroom and kitchen/diner.

### Lounge 7.6m x 3.5m

With triple aspect windows. French doors to side. Feature stove set on slate hearth with wooden overmantle. Laminate flooring.

### Bedroom 3.1m x 2.9m

With window to rear. Laminate flooring.

### Cloakroom 1.8m x 1.2m

Fitted with white suite of WC and wash hand basin. Tiled splashback and flooring.

### Kitchen/Diner 5.5m x 4.0m

With windows to front and side. Fitted with beech effect kitchen units offset with granite effect worksurfaces. Hoover oven. Diplomat hob with extractor fan over. Integral dishwasher and fridge/freezer. Stainless steel sink unit. Tiled splashback. Tiled flooring at kitchen area and laminate at dining area. French doors to side. Door to utility room.

### Utility Room 2.1m x 2.0m

With wooden door with glazed panel to rear. Fitted with beech effect kitchen units offset with granite effect worksurfaces. Plumbing for

washing machine. Tiled splashback and flooring. Door to shower room.

### Shower Room 2.0m x 1.7m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with Mira shower. Tiled splashback and flooring.

### Upper Level

#### Landing

With Velux window to front. Two built-in double cupboards. Hatch to loft. Laminate flooring. Doors to bedrooms and bathroom.

#### Bedroom 5.4m x 4.1m

With Dormer window to front. Built-in double wardrobe. Laminate flooring.

#### Bathroom 2.6m x 1.8m

With Velux window to front. Fitted with white suite of WC, wash hand basin and bath with Mira shower over. Tiled splashback and flooring.

#### Bedroom 5.4m x 3.5m

With Dormer window to front. Built-in double wardrobe. Laminate flooring.

### Garden

A sweeping, gravelled, driveway leads to the property and garage and provides ample parking. The remainder of the large grounds, which are fully enclosed, are laid in the main to lawn, offset with mature trees.



## Floor Plans

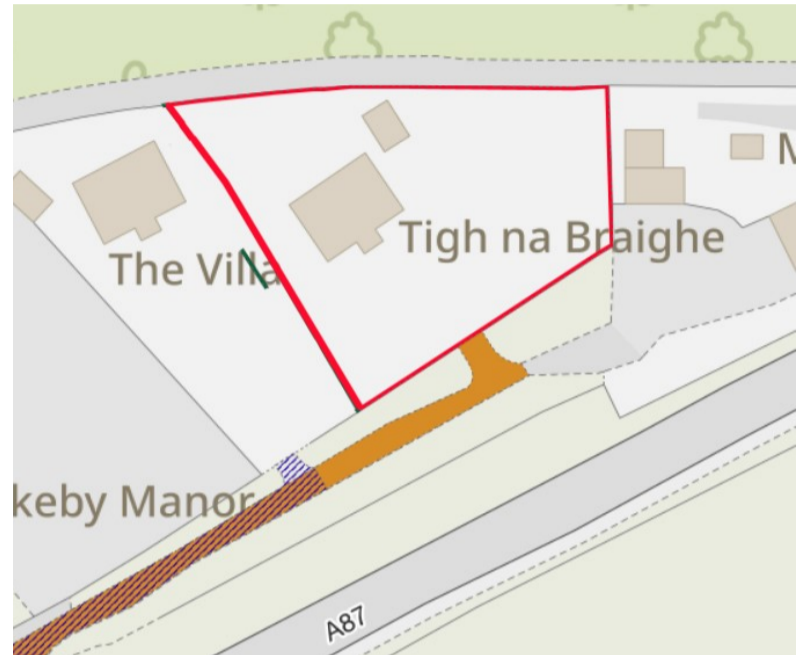


## Travel Directions

From Fort William, take the A82 road north towards Inverness, for approximately 23 miles, to the village of Invergarry. On entering the village, proceed across the bridge, turning left on to the Kyle of Lochalsh road. Passing the Invergarry Hotel, continue for around a mile and take the first turning right after the Village Hall, signposted Rokeby Manor. Turn right again and the property is the second property on the left hand side.

## Title Plan

The area outlined red is the title for sale. The area shaded orange is the shared access road.



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