



24 THE RIGGS | FORT AUGUSTUS | PH32 4DF

PRICE GUIDE: £150,000

Peacefully situated in the heart of Fort Augustus on the banks of Loch Ness, the subjects for sale offer a mid-terrace dwellinghouse, set in its own garden grounds. Nestled within a quiet cul-de-sac forming charming residential area 'The Riggs', Number 24 provides excellent family accommodation, conveniently arranged over two floors. Comprising a dual-aspect dining lounge with striking wood-burning stove, kitchen, three bedrooms and bathroom, the property benefits from oil fired central heating, with mixed glazing, and a generous garden with shed and wood store. Due to the size and location, the property would make a superb permanent home as was previously used or an opportunity as a self-catering proposition in a buoyant holiday letting market.

Fort Augustus sits at the end of Loch Ness, in the picturesque Great Glen. Forming part of the chain to the Caledonian Canal, linking Fort William on the west coast to Inverness on the east, the locks in the centre of the village provide a popular tourist attraction. With its hotels, restaurants, shops and both primary and secondary schools, Fort Augustus is well placed to take advantage of the many leisure and pleasure activities which the area has to offer.

- Mid-Terrace Dwellinghouse
- Popular Scenic Village Location
- Dining Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- Mixed Glazing
- Oil Fired Central Heating
- Garden with Shed & Wood Store
- EPC Rating: D 67

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Accommodation

Entrance Vestibule 1.4m x 1.2m
Frosted glazed UPVC front door.
Laminate flooring. Door to hallway.

Hallway 3.3m x 2.4m
L-shaped, with small fixed window to front. Stairs to upper level. Laminate flooring. Doors dining lounge and kitchen.

Dining Lounge 6.2m x 4.1m
L-shaped, with windows to front and rear. Wood-burning stove set on granite hearth with wooden overmantle. Laminate flooring.

Kitchen 3.1m x 2.7m
With window to rear. Fitted with grey coloured gloss kitchen units, offset with wood effect work surfaces. Integral Lamona oven. Lamona electric hob, with stainless steel extractor chimney over. Plumbing for dishwasher and washing machine. Tiled laminate flooring. Open to rear vestibule.

Rear Vestibule 1.5m x 0.9m
Frosted glazed UPVC door to rear garden. Laminate flooring. Open to understair cupboard.

Upper Level
Landing 3.1m x 2.8m
L-shaped, with window to rear. Built-in cupboard. Hatch to loft (with Ramsey ladder, Velux window and lights). Doors to bedrooms and bathroom.

Bedroom 3.3m x 3.0m
L-shaped, with window to front. Built-in wardrobe with louvre doors. Laminate flooring.

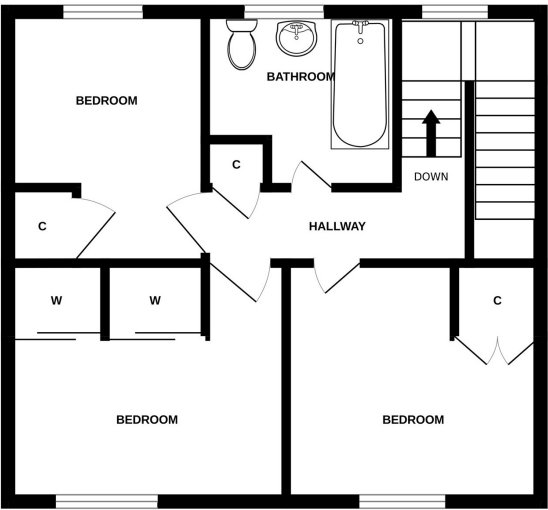
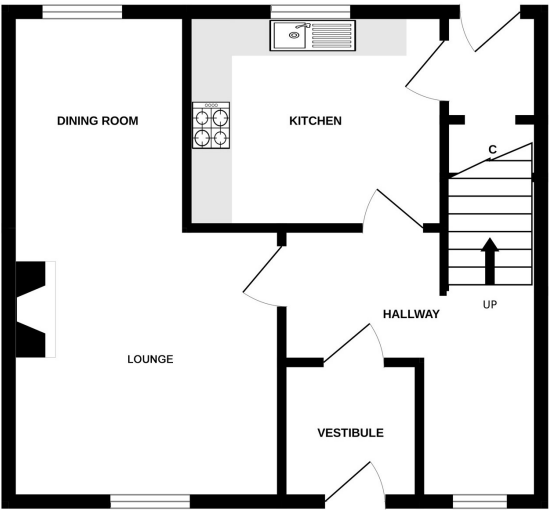
Bedroom 3.5m x 3.3m
L-shaped, with window to front. Fitted wardrobes with mirrored sliding doors. Laminate flooring.

Bedroom 2.7m x 2.4m
L-shaped, with window to rear. Built-in wardrobe. Laminate flooring.

Bathroom 2.1m x 1.7m
L-shaped, with frosted window to rear. Fitted with white suite of WC and wash hand basin set in vanity unit, and bath with mains shower over. Wet-wall splashback.



Floor Plan



Title Plan



Garden
The property benefits from garden grounds to both the front and rear. Approached by a gravelled pathway, the front garden is enclosed and laid to lawn for ease of maintenance. The rear is also enclosed, laid to lawn with a paved patio area, garden shed and wood store.

Travel Directions
From Fort William, travel north on the A82 Inverness road, for 31 miles, until you reach Fort Augustus. Proceed through the village, crossing the canal bridge, and opposite the large car park, turn right on to The Riggs. At the end of the road, turn right and proceed along to the second last property on the right hand side.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).