



CRAIGAG LODGE | GLENFINNAN | PH37 4LT

**GUIDE PRICE: £450,000**

Peacefully located on a prime elevated site on the edge of the historic village of Glenfinnan, amidst spectacular Highland scenery, Craigag Lodge forms a most impressive, detached lodge, set in generous, private garden grounds of around half an acre, and providing ample parking. In excellent order, this deceptively spacious property is flooded with natural light, and offers flexible accommodation, conveniently arranged over one level. The dual aspect lounge with open fire, separate large dining room, and expansive dining kitchen, are most attractive features, well complemented by the four sizeable bedrooms, two of which are en-suite, plus family bathroom, and utility. This former hunting lodge would be ideally suited as a permanent home, as an idyllic holiday retreat, or as currently run, an incredible opportunity to own a thriving Bed & Breakfast business (with website and booking system in place) with exceptional guest reviews in an unbeatable location. This property has become a sought-after destination for guests, with the world-famous Jacobite Steam train— made famous as the Hogwarts Express in the Harry Potter movies, passing right behind the lodge.

Glenfinnan is situated approximately 16 miles west of Fort William at the head of Loch Shiel. It was at Glenfinnan, that Bonnie Prince Charlie raised the Standard in 1745, and in later years, it is perhaps more famous for its viaduct, and setting of the school, as featured in the Harry Potter movies. The village itself has a church, hotels, restaurant and the National Trust for Scotland Glenfinnan Monument Centre, whilst offering many outdoor activities including walking, climbing and sailing.

- Striking, Traditional Detached Lodge
- Business Opportunity – Website, Reviews & Booking System in place
- Idyllic Village Location with Jacobite Express passing directly behind the property
- Lounge with Open Fire
- Dining Room
- Large Dining Kitchen
- Utility
- 4 Double Bedrooms (2 with En-Suite Bathrooms)
- Family Bathroom
- Oil Fired Central Heating & UPVC Double Glazing
- Spacious, Enclosed Garden Grounds around 0.5 Acres
- Ample Private Parking
- EPC Rating: E 46

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## Accommodation Dimensions

### Entrance Porch 3.4m x 1.8m

With wooden front door. Window to side. Built-in cupboard, with double doors. Tiled flooring. Door to entrance hallway.

### Entrance Hallway 11.7m x 5.9m

L-shaped, with two Velux windows to side. Hatch to loft. Built-in cupboard. Doors to all rooms.

### Dining Room 4.9m x 4.2m

With windows to front and side.

### Utility 2.3m x 1.6m

With window to side. Fitted with cream coloured shaker-style kitchen units, offset with wood effect work surface. Stainless steel sink unit. Alcove with fitted shelf. Plumbing for washing machine. Hatch to loft.

### Bathroom 2.4m x 1.7m

Fitted with white suite of WC and wash hand basin, set in vanity unit, and bath with Triton shower over. Wet-wall splashback.

### Lounge 5.6m x 3.8m

With windows to front and side views. Open fire, with tiled marble hearth and surround, with wooden overmantle.

### Dining Kitchen 6.4m x 3.7m

With two windows to side views. Fitted with white country-style kitchen units, offset with wood effect work surfaces. Stainless steel sink unit. Tiled splashback.

### Bedroom 3.6m x 3.4m

With two windows to side.

### Bedroom 4.7m x 3.8m

With window to side views. Door to en-suite bathroom.

### En-Suite Bathroom 2.4m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin, and bath, with shower attachment over. Wet-wall splashback.

### Bedroom 3.6m x 3.5m

With window to side.

### Bedroom 5.0m x 3.6m

With windows to side and rear. Door to en-suite bathroom.

### En-Suite Bathroom 2.4m x 1.8m

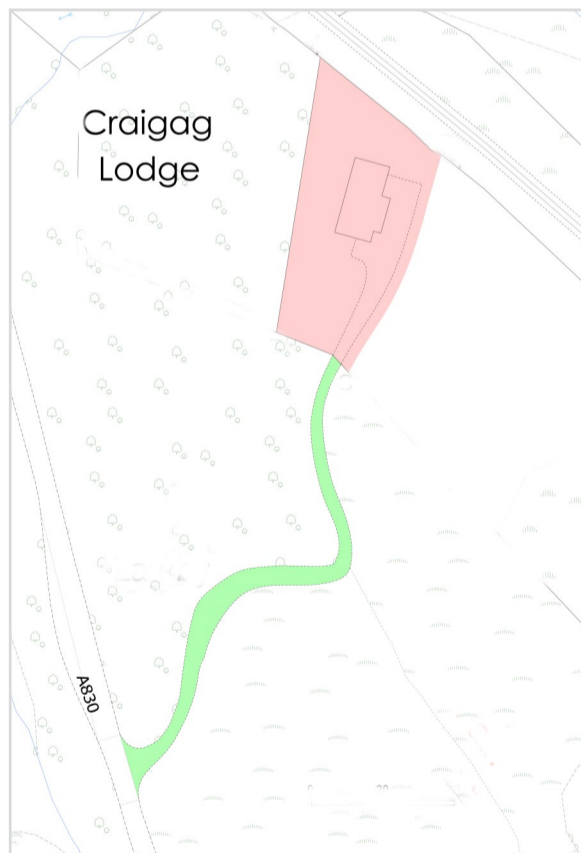
Fitted with white suite of WC, wash hand basin, and bath, with shower attachment over. Wet-wall splashback.

### Garden

The property is approached initially by a shared driveway, leading to the fully enclosed garden grounds, and the private driveway. Equating to around half an acre, the grounds are laid to a mixture of lawn and gravel, for ease of maintenance, whilst the edge of the grounds have been left to a natural state, offset with mature trees and bushes.



# Glenfinnan



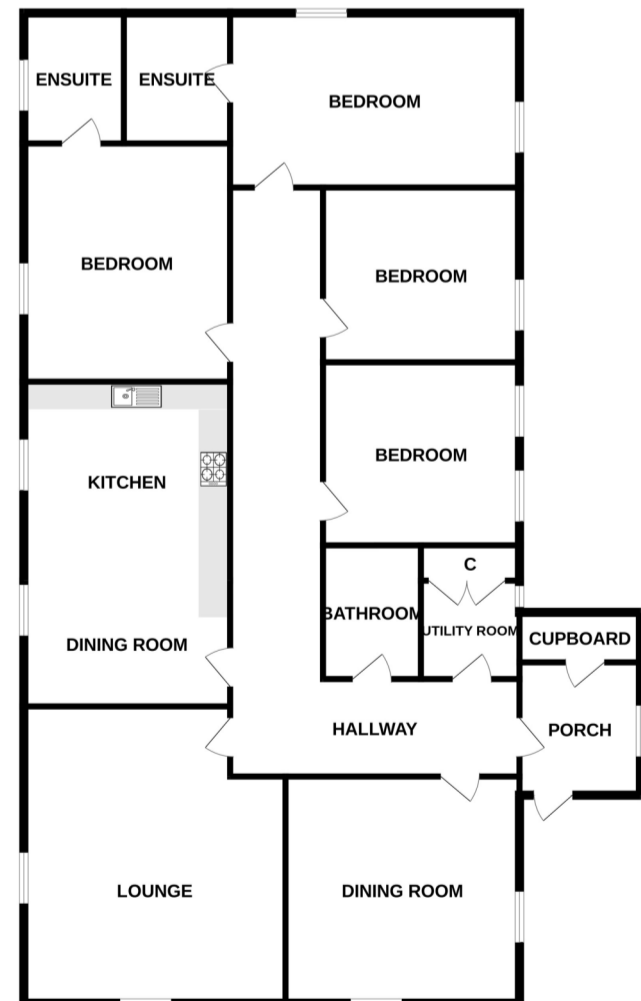
### Title Plan

The area shaded pink is the area for sale. The area shaded green shows the access road from the main A830.

### Travel Directions

Travelling from Fort William on the A830 'Road to the Isles' to Mallaig for approximately 13 miles, pass under the railway bridge just before Glenfinnan. Proceed for around half a mile and take the turning on the right, signposted Craigag Lodge. Follow the road up to the property.

### Floor Plan



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)'.

