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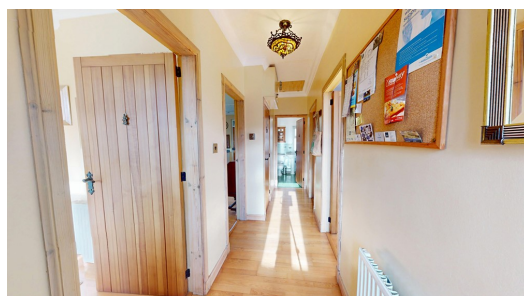
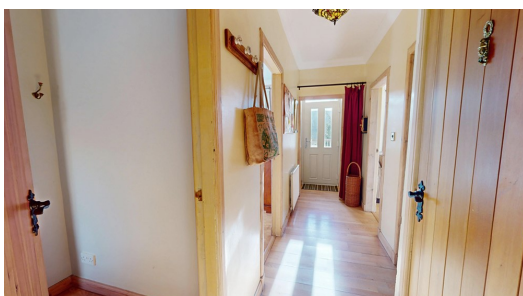


## POULARY LODGE | INVERGARRY | PH35 4HS

### OFFERS OVER: £385,000

Enjoying a desirable elevated position, boasting views towards Loch Poulary and the surrounding countryside, the subjects of sale form a charming detached dwellinghouse, peacefully situated in generous garden grounds, and including around 14 acres of land. Poulary Lodge is rurally located on the edge of the desirable village of Invergarry, is in very good order and well presented. Benefiting from double glazing and oil fired central heating, wooden flooring and internal doors, this deceptively spacious property provides flexible accommodation, conveniently arranged over one level, comprising a lounge with feature stove and French doors to the raised decked veranda, a large open-plan dining kitchen with dual-aspect views, two double bedrooms, a family bathroom and rear porch/ boot room. In addition, the sale includes an external utility room, large wood store/workshop, stable block and summer house/games room. Due to the property's size and location, it would be ideally suited as a fantastic permanent home, as an idyllic holiday retreat, or as an investment opportunity in a buoyant, self-catering market.

Located in Glen Garry, an area renowned for its natural beauty, rugged landscapes, and abundant wildlife, the property enjoys a feeling of real seclusion, whilst being only 12 miles from the neighbouring village of Invergarry. Further facilities are available in Fort Augustus and Fort William, 20 miles and 37 miles distant respectively.



- Charming Detached Property
- Idyllic Rural Location with Stunning Countryside and Loch Views
- In Very Good Order & Well Presented
- Lounge with Wood-Burning Stove & French Doors
- Large Open-Plan Dining Kitchen with Everhot 90 Series Stove
- 2 Double Bedrooms
- Bathroom
- Rear Porch/Boot Room & External Utility Room
- Double Glazing & Oil Fired Central Heating
- Enclosed Garden Grounds with Raised Veranda
- Around 14 Acres of Land plus Outbuildings
- EPC Rating: E 54

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Accommodation

**Entrance Vestibule 1.2m x 0.9m**  
Glazed panelled front door. Wooden flooring. Door to entrance hallway.

**Entrance Hallway 4.7m x 1.2m**  
Very slightly L-shaped, with built-in cupboard. Wooden flooring. Hatch to loft with ladder. Doors to lounge, dining kitchen, bathroom and bedrooms.

**Lounge 3.8m x 3.7m**  
With French doors to the front and decked veranda. Aarrow wood-burning stove set on tiled hearth with wooden overmantle. Wooden flooring.

**Dining Kitchen 5.6m x 3.9m**  
With picture window to side loch views and window to rear. Fitted with white shaker-style kitchen units, offset with granite effect work surfaces and upstand. Electric Everhot 90 Series two oven cooking range with hotplate and induction hob. Wooden flooring. Door to rear porch/boot room.

**Rear Porch/Boot Room 2.3m x 1.7m**  
With windows to sides and stable door to rear garden. Wooden clad walls and ceiling and wooden flooring.

**Bathroom 2.3m x 1.8m**  
L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin and bath with Mira shower over. Tiled splashback. Wooden clad walling.

**Bedroom 3.8m x 3.2m**  
Slightly L-shaped, with window to rear. Recessed wardrobe area. Wooden flooring.

**Bedroom 3.8m x 3.7m**  
Slightly L-shaped, with picture window to front. Built-in wardrobe with louvre doors. Wooden flooring.

**External Utility Room 3.0m x 2.7m**  
With side entrance door. Light and power. Plumbing for washing machine. Housing water treatment unit.

**Wood Store/Workshop 7.5m x 3.2m**  
With sliding door. Light and power.

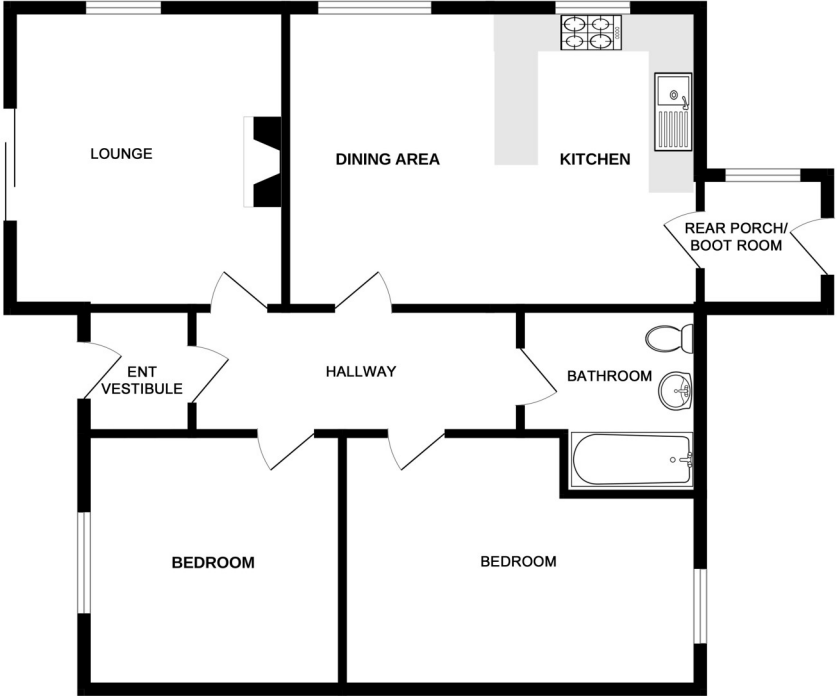
**Stable Block 8.2m x 4.5m**  
With sliding door. Light, power and water.

**Summer House/Games Room 4.2m x 4.2m**  
With wooden entrance door. Five fixed window to side views. Wooden flooring.

**Garden**  
Poulary Lodge enjoys an elevated site, and is approached by a private gravelled driveway providing ample parking, with immediate enclosed garden grounds surrounding the property. Laid in the main to lawn, the garden is offset with a raised wraparound veranda to two sides, taking in the best of the views towards Loch Poulary and the surrounding countryside, mature trees, bushes and gravelled pathway. The remainder of the 14 acres of land comprise rough pasture with burn, and delightful wooded areas, providing a haven for wildlife, and paths down towards the River Garry.



Floor Plan



Title Plan



Travel Directions

Travelling north on A82 Fort William to Inverness road for around 24 miles, turn left on to the A87, where signposted Kyle of Lochalsh. Proceed along this road for around 5 miles, and turn left, where signposted Tomdoun. Continue on this single track road for around 7 miles. Poulary Lodge is located on the left hand side, well signposted on the wooden fencing, and with metal entrance gate.

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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)'.