



MILLBANK | CRAIGARD | INVERGARRY | PH35 4HG



GUIDE PRICE: £295,000

Nestled into the hillside at Craigard, Invergarry, the subjects of sale form a charming detached property, set in mature garden grounds, with views to the surrounding countryside. Millbank is deceptively spacious, offering generous accommodation in a convenient layout, and benefits from double glazing and electric heating. In immaculate order throughout, the property boasts a formal, dual aspect lounge, with feature openfire, and is complemented by a bright breakfasting kitchen with separate dining room, and four double bedrooms, two with en-suite facilities. 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 Bed & Breakfast, 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.

- Superb Detached Property
- Charming Location with Mountain Views
- In Immaculate Order
- Lounge with Openfire
- Kitchen & Utility Room
- Dining Room/5th Bedroom
- 4 Bedrooms (2 En-Suite)
- Family Bathroom
- Double Glazing & Electric Heating
- Spacious Garden
- Detached Garage & External Office/Summer House
- EPC Rating: E 52

MacPhee & Partners

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Accommodation

Front Porch 1.3m x 1.3m

Wooden entrance door. With door to hallway.

Hallway 8.9m x 2.6m

Octagonal shaped hallway with corridor off. Three built-in cupboards, one housing hot water tank. Doors to lounge, kitchen, bathroom, dining room/5th bedroom and bedrooms.

Lounge 6.0m x 4.0m

L-shaped, with three window to front and one to side. Openfire with brick surround, wooden overmantle and granite hearth.

Kitchen 4.1m x 3.2m

With triple window to rear. Fitted with wooden kitchen units, offset with granite effect work surfaces and breakfast bar. Bosch integral oven. Neff electric hob, with extractor hood over. Integral fridge. Integral Bosch dishwasher. Cream/Oatmeal coloured sink unit. Tiled splashback. Tiled flooring. Door to utility room.

Utility Room 3.1m x 1.8m

With window to side. Fitted kitchen unit with granite effect work surfaces. Stainless steel sink unit. Plumbing for washing machine. Hatch to loft. Door with frosted glazed panel to rear.

Family Bathroom 2.3m x 2.2m

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

Dining Room/5th Bedroom 3.6m x 3.0m

Slightly L-shaped, with window to front.

Bedroom 3.1m x 3.0m

Slightly L-shaped, with window to rear. Door to en-suite shower room.

En-Suite Shower Room 2.3m, x 0.9m

Slightly L-shaped. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with Mira shower. Tiled splashback. Heated trowel rail.

Bedroom (Used as a Library) 3.0m x 2.7m

L-shaped, with window to front. Built-in wardrobe. Feature electric fire with wooden overmantle and granite effect hearth and surround.

Bedroom 3.2m x .31m

Slightly L-shaped, with window to rear. Built-in wardrobes with mirrored sliding doors.

Principal Bedroom 4.1m x 3.7m

L-shaped, with window to front and side. Built-in cupboard. Built-in wardrobe with mirrored sliding doors. Door to en-suite shower room.

En-Suite Shower Room 3.1m x 1.8m

L-shaped, with frosted window to rear. Fitted with grey coloured suite of WC, wash hand basin set in vanity unit and fully tiled shower cubicle with Mira shower. Tiled splashback.

Garden

The property enjoys stunning garden grounds. A gravelled driveway leads to the property, garage and external office/summer house, whilst providing parking. Laid in the main to lawn the grounds are offset with mature trees, shrubs and flowerbeds. Garden shed. Carport.

External Office/Summer House 3.2m x 2.3m

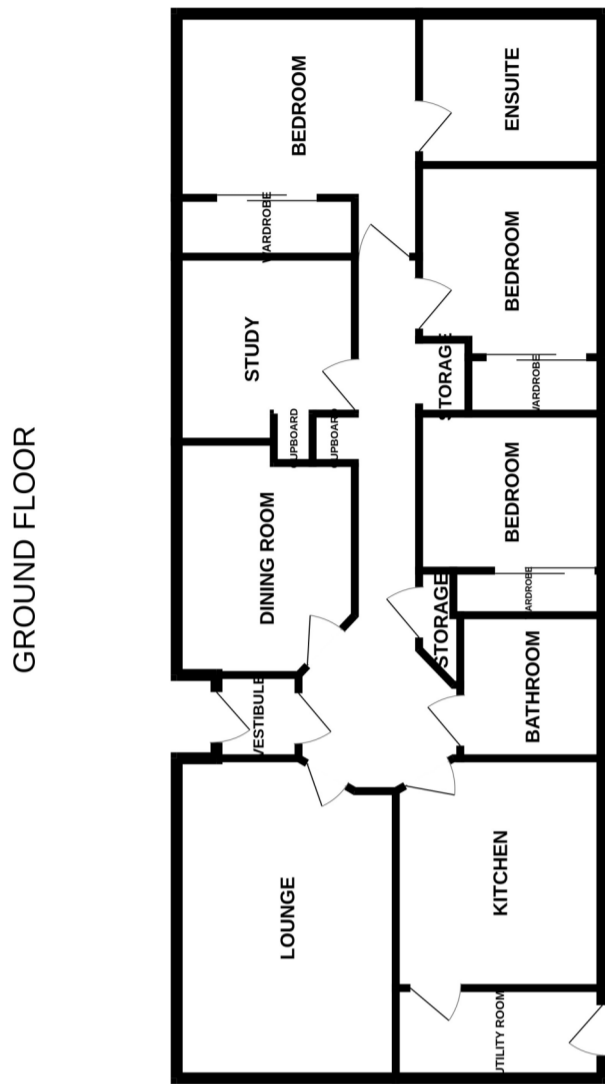
With French doors. Two fitted window to front. Light and power.

Detached Garage 7.3m x 4.3m

With up and over metal door. Door to side. Light and power.



Floor Plan

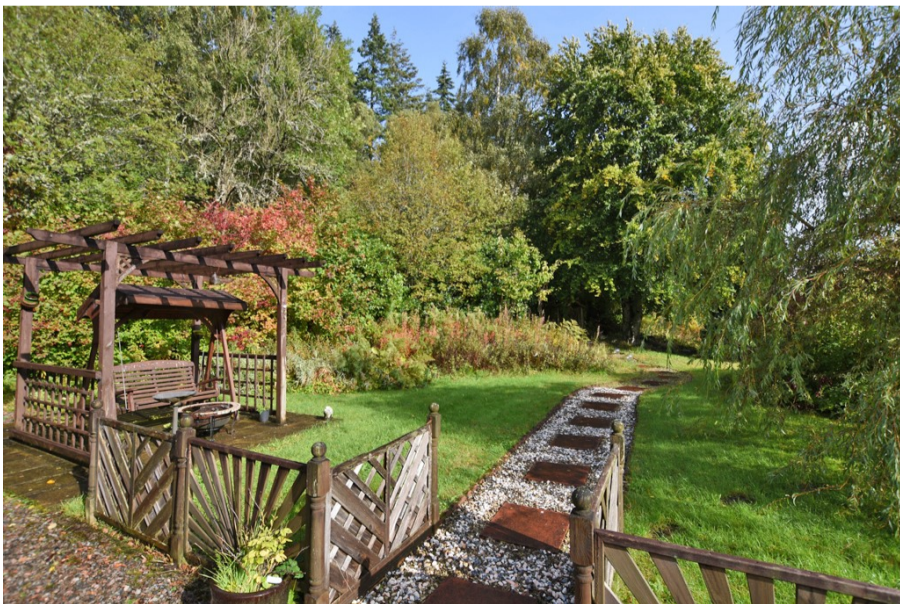
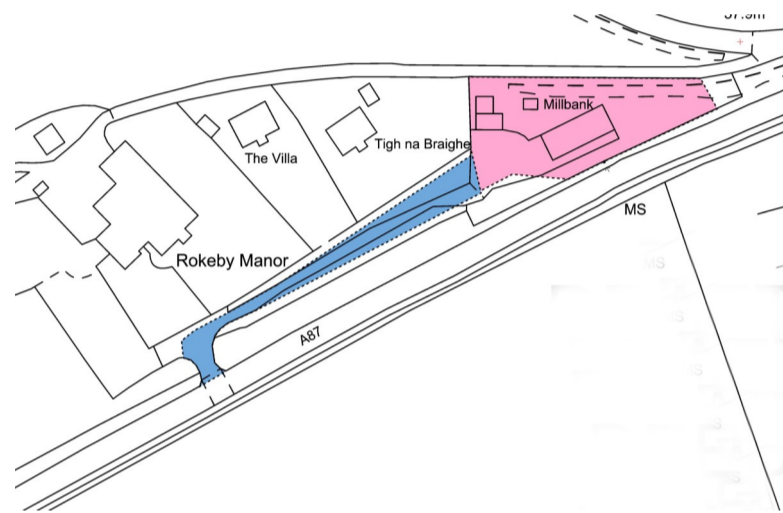


Travel Directions

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 located at the end of the road.

Title Plan

The area shaded blue is shared driveway. The area shaded pink is the area included in the sale.



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