

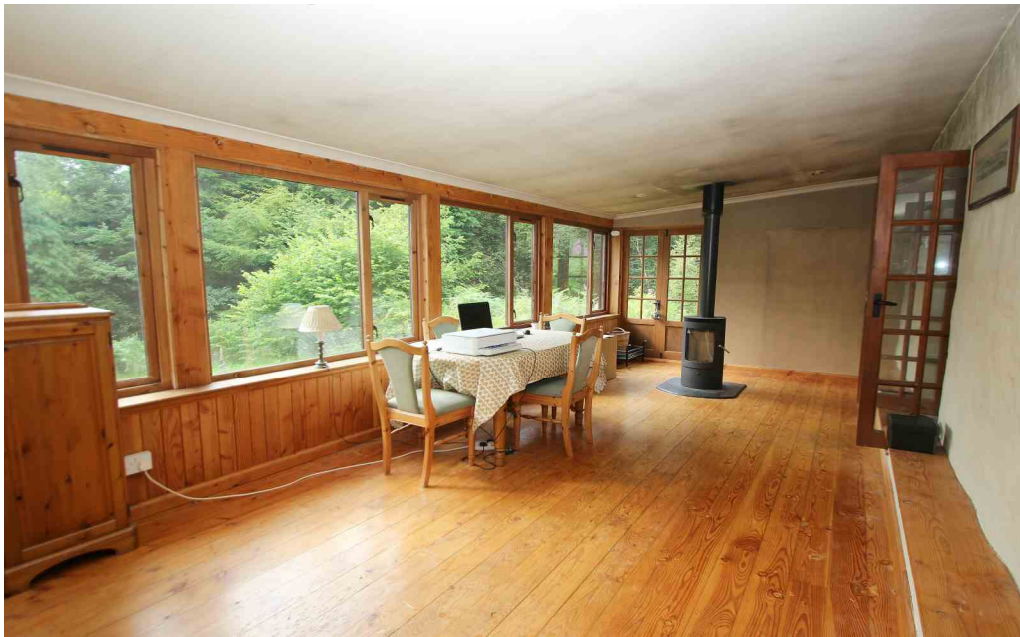


**3 Port Clair, FORT AUGUSTUS, PH32 4BN**

**Offers Over £240,000**

**REF: 61061**





If you are looking for a totally private property surrounded by natural forest and home to an abundance of wildlife and bird life, this could be the property for you. 3 Port Clair is a traditional cottage set in the Allt na Criche Forest, enjoying enviable peaceful surroundings yet is only a few minutes' drive from Fort Augustus and all the excellent facilities on offer, and is within easy commuting distance of Inverness City and the Airport. The spacious cottage benefits from double glazing and oil-fired central heating complimented by wood burning stove's in the lounge and sun room. With ample storage and well-proportioned rooms, this property represents an idyllic home for those looking for a more laid-back lifestyle with the convenience of a nearby City. Only by viewing can you fully appreciate this charming cottage and unique location.

The accommodation consists of; a well-appointed kitchen with a good selection of base and wall mounted units, integrated slim line dish washer ,washing machine, fridge and freezer, electric oven, gas hob, and breakfast bar for informal dining; lounge with a multi fuel burning stove providing a welcoming focal point and doors opening to the sun room/dining room which has a wood burning stove and enjoys views across the garden to the forest beyond; inner hall way with under stair storage; bed room 1 with an ornamental fire place; bathroom comprising a WC, wash hand basin, free standing bath and separate electric powered shower; on the upper floor are two double bed rooms.

Externally, the property sits within a good-sized garden, with a lawned area to the front and is well stocked with mature shrubs and bushes. The garden is surrounded by woodland, giving the owners total privacy and peace to relax and unwind. A nearby stream provides the calming sound of running water. There is also a garden shed with light and power and a further substantial stone built out building still with the remains of the old horse stalls. The property is reached via a private track which leads to a parking/turning area next to the property.

The property is within easy reach of an excellent range of facilities on offer in the village including a general store, hotels, café, bars and a small range of retail outlets. Both Primary and Secondary education are also available in the village. The area is also a highly popular tourist destination with an excellent range of facilities and interesting attractions available on your doorstep including hill walking, fishing, sailing, a nine hole Golf course, the Caledonian Canal, the Great Glen Way and Loch Ness.

Inverness, the main business and commercial centre in the Highlands is approximately 35 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Hall</b>	<b>3.67m x 3.67m (12'0 x 12'0)</b>	<b>Bedroom 2</b>	<b>4.16m x 3.61m (13'8 x 11'9)</b>
<b>Kitchen</b>	<b>5.00m x 2.99m (16'5 x 9'9)</b>	<b>Bedroom 3</b>	<b>4.36m x 3.61m (14'3 x 11'9)</b>
<b>Lounge</b>	<b>4.09m x 3.74m (13'5 x 12'3)</b>	<b>Bathroom</b>	<b>3.57m x 1.83m (11'9 x 6'0)</b>
<b>Sun Room</b>	<b>7.37m x 3.48m (24'2 x 11'5)</b>	<b>Stone &amp; Slate Outbuilding</b>	<b>11.24m x 4.22m (36'11 x 13'9)</b>
<b>Bedroom 1</b>	<b>4.06m x 3.66m (13'3 x 12'0)</b>	<b>Store Shed</b>	<b>4.31m x 2.94m (14'2 x 9'8)</b>



## General

All floor coverings, blinds and integrated items are included in the asking price.

## Services

Mains electric, septic tank drainage, private water supply, oil tank, LPG gas.

## Council Tax

TBA

## EPC Rating

E

## Post Code

PH32 4BN

## Entry

By mutual agreement.

## Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

## Reference

JD/GRM/GIBS00066/1

## Price

Offers Over £240,000

## Directions

from Inverness take the A82 towards Fort Augustus, pass through Invermoriston and then pass the Inver Coille Camping site on your right, approximately 1.6 miles from Fort Augustus, turn right into the Allt na Criche forestry car park, pass over the small stone bridge, and under the height restrictor, then turn sharp left and continue up the hill, this is a gravelled single track road. The property is located at the end of this road.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

