

CAMUSDARRACH HOUSE, INVERGARRY



KEY FEATURES

Spacious detached 4-bedroom (all with en-suites) family home.

Stunning first-floor foldable balcony with elevated views

Bright and spacious living accommodation throughout

Large front and rear gardens

Extensive private driveway providing ample off-road parking

Detached cabin & large detached shed

Peaceful setting with access to walking trail

Tax Band F/ Energy Performance Rating C-78

Double Glazing / Oil fired central heating

MCINTYRE & CO

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DESCRIPTION

Camusdarrach house is located in a peaceful setting and this beautifully presented detached family home offers an exceptional combination of space, style and versatility. Recently decorated throughout the property is ready to move into and is perfectly suited to modern family living.

The accommodation comprises four generous double bedrooms each benefiting from its own en-suite bathroom. One of the bedrooms is currently utilised as a home office.

At the heart of the home is a spacious kitchen/dining area. A separate utility room provides additional practicality and offers direct access to the side garden. The impressive lounge is bright and welcoming. One of the property's standout features is the first-floor folding balcony allowing you to enjoy the surrounding views.

Externally the home continues to impress with beautifully maintained gardens to both the front and rear. The rear garden enjoys direct access to a scenic walking trail. A substantial private driveway provides ample off-road parking for multiple vehicles.

Adding further versatility is a fully serviced detached cabin complete with power and water. Adjacent to the cabin is a delightful outdoor seating area.

The property benefits from a floored attic, providing excellent additional storage space. The attic is fitted with electricity and is easily accessed from the top landing via a convenient pull-down ladder.

LOCATION/AMENITIES

Invergarry is a picturesque Highland village in the Scottish Highlands, situated at the meeting point of the River Garry and Loch Oich within the Great Glen. Surrounded by mountains, forests, and freshwater lochs, the village offers a peaceful rural setting with stunning natural scenery. Its location on the A82 and A87 roads makes it an ideal base for exploring Fort William, Inverness, Loch Ness, and the Isle of Skye.

Despite its small size, Invergarry provides a range of essential amenities, including a hotel, restaurant, café, petrol station with a convenience store, village hall, public toilets, and a primary school. Residents and visitors also benefit from access to walking and cycling routes, particularly the Great Glen Way, as well as opportunities for fishing, boating, wildlife watching, and other outdoor activities.

The village combines the tranquillity of a traditional Highland community with convenient access to nearby attractions such as Invergarry Castle, Loch Oich, Loch Lochy, and the surrounding forests, making it a popular destination for those seeking outdoor recreation and a relaxed countryside lifestyle.

ACCOMMODATION COMPRISES:

GROUND FLOOR: Entrance Vestibule, Inner Hall, Lounge, Bedroom, Bathroom, Utility Room, W.C and Kitchen/Dining Room.

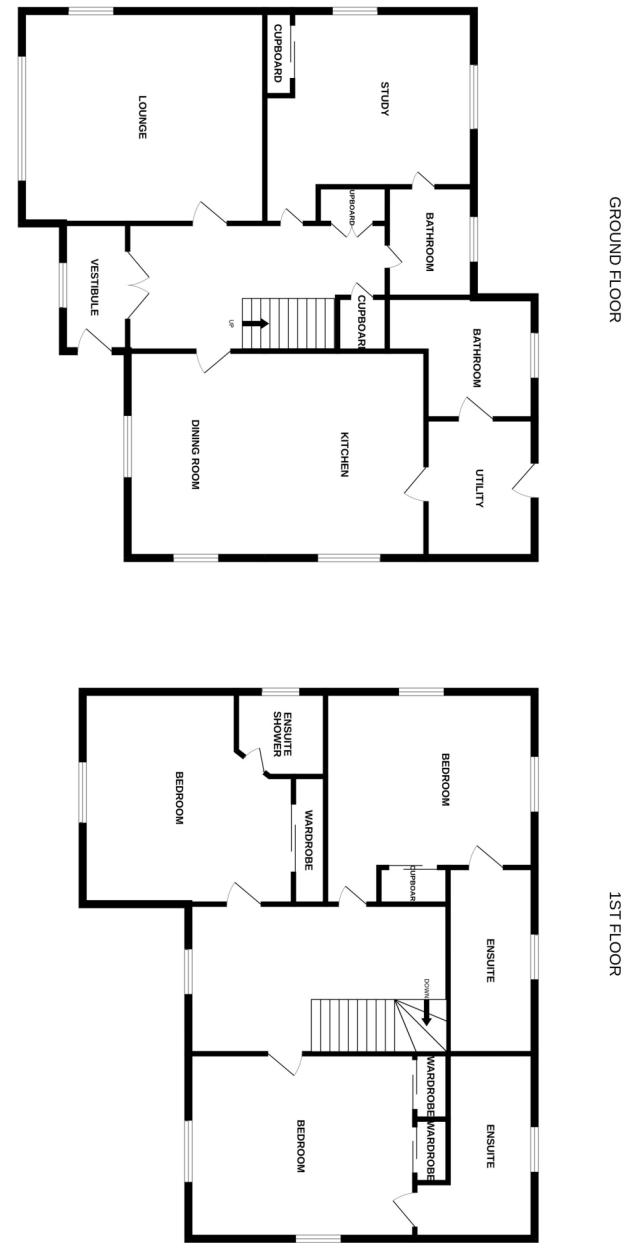
FIRST FLOOR: Landing, three Bedrooms and three en-suite Shower Rooms.

DIRECTIONS - Camusdarrach house, Invergarry PH35 4HG

From Fort William town centre, head north on the A82 towards Inverness. Continue along the A82, passing through the villages of Spean Bridge and Letterfinlay, for approximately 25 miles until you reach Invergarry. At the junction in Invergarry turn left onto the A87, signposted for Kyle of Lochalsh/Skye. Continue through the village, passing The Invergarry Hotel on your right. Proceed past the houses and the Post Office, which will also be on your left-hand side. Immediately after passing the Post Office take the first left turn. Follow the driveway to the end where the property is located.

Floor Plan-

While every attempt has been made to ensure the accuracy of the description contained here, the accuracy of details, measurements and any other information is not guaranteed. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The same has not been tested and no guarantee as to their accuracy or efficiency can be given.
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Cabin & Large Timber Shed

The property benefits from two substantial outbuildings.

The detached timber cabin is fully equipped with both power and water making it ideal for a variety of uses including a home office, gym, beauty room, studio, hobby space or guest accommodation. To the front of the cabin is a covered seating area.

Alongside the cabin is a large detached timber shed/workshop providing an abundance of storage space for garden equipment tools and outdoor furniture.



Hallway: 4.98m x 2.91m

Spacious reception hall with a timber staircase with carpets leading to the upper floor and understairs cupboard.

Lounge: 5.38m x 4.36m

A generously proportioned living room with a log-burning stove, with a wooden mantel above and carpet flooring.

Kitchen-Diner: 6.18m x 4.18m

A spacious open-plan kitchen and dining area. The kitchen is fitted with wood-effect wall and base units, complemented by black worktops and breakfast island there are also integrated appliances including a fridge, oven, extractor hood and dishwasher, vinyl flooring.

The dining area offers ample space for a dining table and four chairs, with large sliding glazed doors providing direct access to the garden. Adjoining the kitchen is a convenient utility room.



Utility: 1.97m x 3.02m

The utility room is fitted with a stainless steel sink and a range of base units, providing additional storage and workspace. Finished with vinyl flooring, the room also benefits from a door providing convenient access to the side garden.



Shower Room: 2.04m x 1.97m

Spacious enclosed shower with contemporary wet wall panelling, a WC, and a wash hand basin. Finished with vinyl flooring and a heated towel rail.



Office Room: 4.07m 4.46m

A generously proportioned double bedroom featuring a built-in wardrobe with mirrored sliding doors finished with carpet flooring, the room also benefits from direct access to a en-suite bathroom.

En-suite: 2.71m x 1.78m

Fitted with a bath, WC, and wash hand basin set within a built-in vanity unit, heated towel rail and vinyl flooring.



First Floor-

Top Landing : 4.77m x 2.97m

Carpet flooring, foldable balcony with access to three double bedrooms.

Bedroom: 4.25m x 4.04m

Spacious double bedroom with views towards the garden, carpet flooring and a built-in wardrobe featuring mirrored sliding doors.

En-suite: 3.66m x 1.50m

Spacious en-suite comprising a walk-in shower, WC, wash hand basin with built-in vanity unit, heated towel rail, and vinyl flooring.

Bedroom: 4.70m x 4.04m

Double bedroom with carpeted flooring, a built-in wardrobe with mirrored sliding doors, and pleasant views over the garden.

En-suite: 2.02m x 2.07m

Shower room fitted with vinyl flooring, a heated towel rail, WC, and a wash hand basin with built-in vanity unit.



Master Bedroom: 4.22m x 4.04

Spacious master bedroom with carpeted flooring and two built-in wardrobes with mirrored sliding doors.



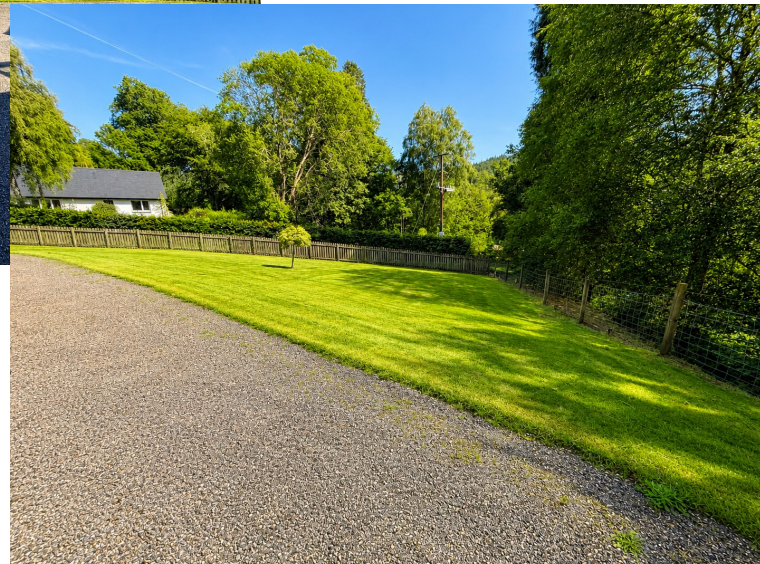
En-suite: 4.20m x 1.52m

Spacious en-suite comprising a large walk-in shower, dark wet wall, WC, wash hand basin with built-in vanity unit, vinyl flooring, and a Velux window.



EXTERNAL

The property enjoys a generous rear and front garden with a stone pathway extending around the entire home and direct access to a scenic walking trail from the side. To the front a long driveway provides off-road parking for multiple vehicles, complemented by an additional lawned garden enclosed by fencing.



McIntyre & Company,

38 High Street,

Fort William,

PH33 6AT

Tel: 01397 703231 Email: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

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