

# PTARMIGAN COTTAGE, FORT AUGUSTUS



## KEY FEATURES

Two Bedroom Detached bungalow

Large rear garden

Large Shed

Bright conservatory

Quiet residential cul-de-sac position

Excellent opportunity for modernisation

Tax Band B

Double Glazing / Energy Performance Rating D-56

**MCINTYRE & CO**

**SOLICITORS & ESTATE AGENTS**

**GUIDE PRICE £175,000**

## DESCRIPTION

Ptarmigan Cottage is situated within a peaceful residential setting. The detached bungalow offers comfortable single-level living and occupies a generous plot with extensive garden grounds surrounding the property. Built around 1980, the home presents an excellent opportunity for purchasers seeking a property they can modernise.

The accommodation comprises a bright and spacious lounge with direct access to a conservatory which provides an additional reception area with attractive views over the garden. The conservatory offers a pleasant space to relax and enjoy the surrounding outdoor environment throughout the year.

Further accommodation includes a fitted kitchen, two well-proportioned bedrooms and an accessible shower room. Externally, the property benefits from substantial garden grounds, offering excellent outdoor space. The gardens enjoy a good degree of privacy and are bordered by mature trees and established planting.

Although the property would benefit from cosmetic upgrading, it offers fantastic potential and represents an excellent opportunity to create a comfortable home in a desirable and peaceful location.

## LOCATION/AMENITIE

Fort Augustus benefits from a selection of local shops, cafés, restaurants, hotels and convenience stores, together with a medical centre, pharmacy, post office and primary school. The village is a popular tourist destination at the southern end of Loch Ness and is renowned for its picturesque Caledonian Canal and impressive flight of canal locks.

Outdoor enthusiasts are well catered for, with excellent opportunities for walking, cycling, fishing, boating and water sports available locally. The surrounding Highlands provide access to some of Scotland's most spectacular landscapes, making the area ideal for those seeking an active outdoor lifestyle.

The city of Inverness, the capital of the Highlands, lies approximately 35 miles to the north and offers an extensive range of shopping, leisure, educational and transport facilities, including rail links and Inverness Airport.

## Floor Plan-

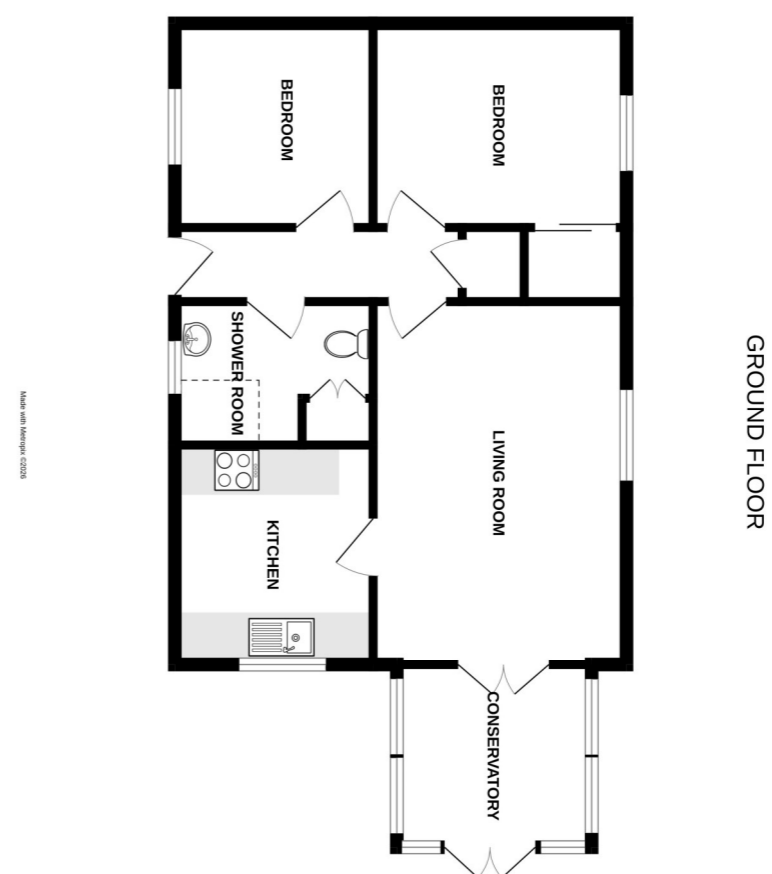
**ACCOMMODATION COMPRISES:** Entrance hall, living room, kitchen, conservatory , 2 bedrooms and a shower room.

**DIRECTIONS** - Ptarmigan Cottage, Auchteraw Road, Fort Augustus,PH32 4BW

From Fort William, take the A82 northbound towards Inverness and Loch Ness. Continue on the A82 for approximately 30 miles, passing through Spean Bridge and Invergarry before arriving in Fort Augustus.

Drive through Fort Augustus and after the petrol station and public car park take the first left-hand turn and continue up the steep hill. Proceed past the Village Hall and a second public car park, then turn left onto Auchterawe Road.

Follow Auchterawe Road until you reach the property known as Anzac and take the right-hand , and Ptarmigan Cottage will be the first bungalow on the left-hand side.



**HALLWAY:** 3.58m x 0.88m

Provides access to the lounge and shower room and two bedrooms. Features carpet flooring and a useful built-in storage cupboard fitted with shelving.

**LOUNGE:** 4.92m x 3.31m

Spacious lounge providing access to the kitchen and conservatory, carpet flooring .

**CONSERVATORY :** 2.21m x 2.95m

Bright conservatory with garden views, carpet flooring, and direct access to the rear garden.

**KITCHEN:** 2.61m x 2.52m

Kitchen fitted with a range of wall and base units, marble effect worktops, window to the side elevation, carpet flooring.

**SHOWER ROOM:** 2.58m x 1.99m

Shower room comprising a walk-in shower, marble effect wet wall, wash hand basin, built in cupboard with shelves and WC.

**BEDROOM:** 2.71m x 2.61m

Well-proportioned double bedroom with carpet flooring and garden views.

**BEDROOM:** 3.31m x 2.71m

Spacious double bedroom with carpet flooring, built-in wardrobe with sliding doors.



## EXTERNAL

The property enjoys generous wraparound garden grounds. Predominantly laid to grass and complemented by mature trees, shrubs, and established planting. The gardens provide an attractive outdoor space with a good degree of privacy.



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