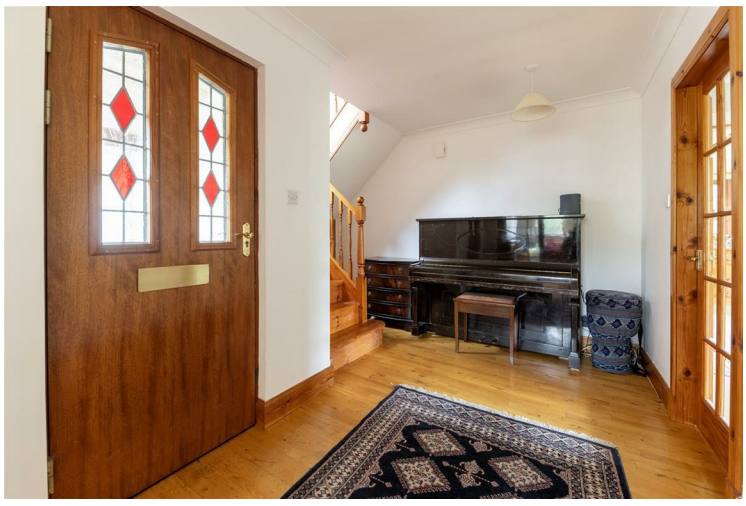


Innes & Mackay

Tantallon, Millfield
Fort Augustus, PH32 4BY

- DETACHED FAMILY HOME
- FIVE BEDROOMS - MASTER EN-SUITE
- LOVELY PEACEFUL COUNTYSIDE LOCATION
- LARGE GARDEN GROUNDS EXTENDING TO APROX 1 ACRE
- GARAGE AND WORKSHOP
- OIL CENTRAL HEATING
- DOUBLE GLAZED

Offers Over
£325,000





DESCRIPTION

This five-bedroom detached home offers a generous amount of accommodation together with substantial outdoor space, woodland surroundings and the convenience of being just outside Fort Augustus. Built in 2000, the property has been well maintained and provides spacious accommodation arranged over two floors. The five bedrooms are complemented by one master ensuite, and family bathroom making the layout well suited to family living while also providing plenty of room for guests, hobbies or working from home. The family kitchen provides a practical central space for everyday living and has the separate utility room keeps laundry and household tasks away from the main kitchen. A vestibule provides a useful entrance area, and the main living accommodation includes an open fire with bespoke fire place, adding a traditional focal point to the room. There is plenty of parking to the front and a separate garage, providing useful additional storage and space for vehicles or equipment.

LOCATION

Fort Augustus offers an appealing combination of Highland surroundings and everyday convenience, making it a particularly attractive setting for those looking for a quieter pace of life without feeling isolated. Situated at the southern end of Loch Ness, the village is surrounded by open countryside, woodland and dramatic Highland scenery. The Caledonian Canal runs through the centre of the village, meeting Loch Ness and providing a distinctive setting for walks, cycling and enjoying the outdoors. For anyone who appreciates having space around them and easy access to the countryside, there is plenty to enjoy close to home. Despite its village setting, Fort Augustus has a useful selection of shops, cafés, restaurants, pubs and local services, making day to day life straightforward. The area also provides a range of opportunities for walking, boating, fishing and exploring the surrounding Highlands. The location is well suited to those who want to enjoy the benefits of Highland living while retaining good access to larger centres. Inverness is around 30 miles away, with a wider choice of shopping, leisure and transport facilities, while Fort William is also within easy reach.

GARDEN

Single track tarmac road which is shared with the other dwellings, Tantallon enjoys its own private driveway which announces the front of the property with lawned areas and mature shrubs and trees either side. The gardens which extend to approximately an acre or thereby enjoy various parts of garden grounds including a small stream to the rear which is lovely to hear from the gardens and attracts a variety of wildlife, all adding to the ambience of the location. Boundary fencing encloses the gardens here.

HALLWAY

The front door opens into the spacious hallway from where access is gained to the lounge, family room and via stairs to the first floor landing. Walnut flooring gives this area a pleasing finish.

LOUNGE

5.97m x 3.99m (19'7" x 13'1")

The lounge is a spacious and generous sized room with triple





aspect windows to the front, side and rear all allowing a flood of natural light. Laid with wood flooring, the lounge benefits from sliding patio doors which open out to the rear garden. A lovely feature of this room is the bespoke hand crafted fireplace which houses the log burning stove set on a Caithness slate hearth.

DINING ROOM

3.84m x 3.74m (12'7" x 12'3")

The dining room or family room is a good size and has a window to the side and door leading through to the kitchen. Laminate flooring.

KITCHEN

4.50m x 4.00m (14'9" x 13'1")

The kitchen is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. With ample space for a dining table, the kitchen has windows to the rear and side, along with a door leading through to the utility room. With the sink and drainer to the side, located below here is the integrated fridge and inset in the work counter is the gas hob with electric oven under and extractor hood above. Attractive tiling between the units and floor tiles complete this room

UTILITY ROOM

3.99m x 2.93m (13'1" x 9'7")

The utility room is a spacious room with door and window to the rear together with a further door allowing access to the cloakroom. Stainless steel sink with drainer to the side with cupboard under providing good storage along with space and plumbing for a washing machine. The boiler is also located here along with a free standing fridge and freezer.

CLOAKROOM

2.08m x 0.90 (6'9" x 2'11")

The cloakroom is furnished with a WC and wash hand basin. Window to the rear and vinyl flooring.

FIRST FLOOR LANDING

Exposed wooden staircase with half landing, leads to the first floor landing. With a window to the side providing a good source of natural light, access is gained to four bedrooms, study and bathroom. A built in cupboard provides good storage whilst also housing the hot water tank and there is a drop down hatch with ladder leading to the partially floored loft space.

BEDROOM 1

4.06m x 3.31m (13'3" x 10'10")

Bedroom one is a double room with dual aspects windows providing open views to Loch Ness and the hills to the rear. Carpet.

MASTER BEDROOM

3.91m x 3.27m (12'9" x 10'8")

The master bedroom located to the rear elevation has dual aspect windows providing ample light and pleasing views. Built in wardrobes providing hanging rail and storage and a door leads through to the en-suite shower room. Carpet.

EN-SUITE

3.09m x 1.10m (10'1" x 3'7")

Laid with cork effect flooring, the en-suite is fitted with a WC, wash hand basin and tiled shower cubicle housing a mains Mira shower. Window to the rear completes this room.





BEDROOM 3

3.76m x 2.86m (12'4" x 9'4")

Bedroom three is a double room located to the side elevation and benefits from built in wardrobes providing hanging rail and storage. Carpet.

BEDROOM 4

3.98m x 2.87m (13'0" x 9'4")

The fourth bedroom is a double room with window to the side and benefits from built in wardrobes.

STUDY/BEDROOM 5

3.97m x 2.26m (13'0" x 7'4")

Currently used as study, bedroom five has a window to the side providing pleasing views. Built in wardrobe and carpet completes this room.

BATHROOM

2.53m x 1.78m (8'3" x 5'10")

The family bathroom is fitted with a three piece suite comprising a WC, wash hand basin and bath with mains shower over and screen to the side. Window to the side, cork effect floor tiles and tiling to ceiling height above the bath complete this room.

OUTSIDE WORKROOM

3.18m x 1.70m (10'5" x 5'6")

Multi purpose room ideal for additional storage or workroom.

GARAGE

4.26m x 3.37m (13'11" x 11'0")

Attached garage with power and light. Partially floored loft space.

HEATING

Oil fired central heating and a log burning stove.

GLAZING

Fully double glazed.

PARKING

Ample driveway parking leading to the large single garage.

COUNCIL TAX

Band F

EPC

Band C71

SERVICES

Mains water, drainage, electricity, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, two freezers and fridge.

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.

HOME REPORT

A copy of the Home Report is available via Innes and Mackay's website

















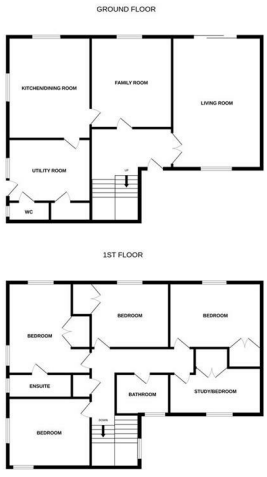












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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