



Renagour

Canalside, Fort Augustus, PH32 4BA

Guide Price £375,000

Fiuran
PROPERTY

Renagour

Canalside, Fort Augustus, PH32 4BA

Situated on the banks of the world-famous Caledonian Canal, in the popular & picturesque village of Fort Augustus, Renagour is a substantial, 4 bedroom detached House. With private garden, Summer House, Garage, and driveway, it will make a superb family home, an idyllic holiday home, or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely, detached family House
- In the picturesque village of Fort Augustus
- On the banks of the Caledonian Canal
- Overlooking River Oich to the rear
- Loch Ness within a few minutes' walk
- Surrounded by fine open mountain views
- Porch, Hallway, Lounge, Dining Room
- Kitchen/Diner, Rear Porch, Shower Room
- Bedroom, Upper Landing, Bathroom
- Sitting Room and 2 further Bedrooms
- Oil fired central heating system
- Garden with Summer House & Workshop
- Garage with power & lighting
- Driveway for off-street parking
- Within walking distance of local amenities
- No onward chain, vacant possession



Situated on the banks of the world-famous Caledonian Canal, in the popular & picturesque village of Fort Augustus, Renagour is a substantial, 4 Bedroom detached House. With private garden, summer house, garage, and driveway, it will make a superb family home, an idyllic holiday home, or a perfect buy-to-let investment.

The ground floor accommodation comprises the Porch, Hallway, Lounge, Dining Room, Kitchen/Diner, rear Porch, Shower Room and double Bedroom

The first floor offers the Upper Landing, family Bathroom, Sitting Room/Bedroom and 2 further double Bedrooms.

In addition to its convenient village location, this spacious and very desirable detached property has fine open views of the Caledonian Canal and to the rear over the River Oich. Renagour is brought to the market without a forward chain.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the driveway at the front of the property and entry into the Hallway.

PORCH 2m x 1m

With external door & glass panel to the front elevation, tiled flooring and door leading to the Hallway.

HALLWAY 5.3m x 3.4m (max)

L-shaped with door & glass panel to the front elevation, carpeted stairs rising to the first floor, under stairs storage cupboard, radiator, fitted carpet and doors leading to the Lounge, Dining Room, Kitchen/Diner, Shower Room and the ground floor Bedroom.

LOUNGE 5.4m x 4.3m

Lovely family room with picture window to the front elevation looking out towards the Caledonian Canal, attractive wood burning stove, 2 radiators and fitted carpet.

DINING ROOM 4m x 3.7m

With picture window to the front elevation looking out towards the Caledonian Canal, radiator and fitted carpet.

KITCHEN/DINER 4.9m x 3.5m

Fitted with a variety of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, breakfast bar, dishwasher, fridge/freezer, washing machine, radiator, dual aspect windows to the rear & side elevations, part vinyl flooring & part carpet tiles and door leading to the Rear Porch.

REAR PORCH 1.9m x 1.7m

With window to the rear elevation, base & wall mounted units, vinyl flooring and external door leading to the rear garden.

SHOWER ROOM 2.4m x 1.7m

With white suite comprising shower enclosure, wash basin, WC, radiator, frosted window to the rear elevation and vinyl flooring.



BEDROOM ONE 3.7m x 3m

With window to the rear elevation, radiator and fitted carpet.

UPPER LANDING

With window to the rear elevation, radiator, fitted carpet and doors leading to all Upper Level Bedrooms and the family Bathroom.

BEDROOM TWO 3.8m x 3m

With window to the side elevation, 2 storage cupboards, radiator and fitted carpet.

SITTING ROOM/BEDROOM THREE 3.4m x 3.3m

With window to the front elevation with superb views over the canal and towards the beautiful countryside, storage cupboards radiator and fitted carpet.

BATHROOM 2.4m x 1.7m

With white suite comprising bath with shower over, wash basin, WC set in a vanity unit, radiator, frosted window to the rear elevation, partly tiled walls and vinyl flooring.

BEDROOM FOUR 3.8m x 3.6m

With window to the side elevation, storage cupboard, radiator and fitted carpet.

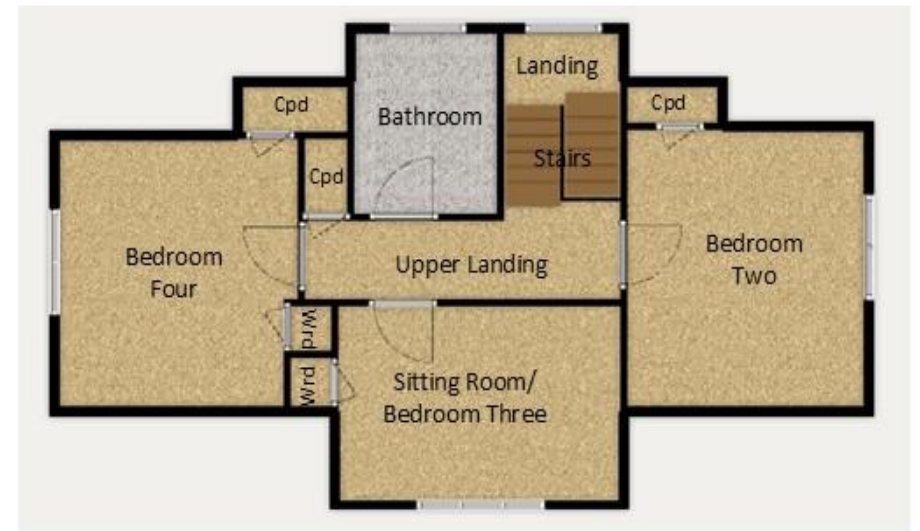
GARDEN

The generous and well-maintained garden surrounds the property and offers stunning unrestricted views of the Caledonian Canal to the front and fine mountain & countryside views beyond. The front garden is laid partly with grass and partly with gravel. The rear garden is again laid mainly with grass and is offset with mature trees, hedging plants, shrubs & bushes. The rear garden also houses a timber Summer House, workshop and potting shed. The Garage (7.1m x 5m) to the side of the property has an up & door to the front, further single door to the side, power, lighting & concrete flooring.





Renagour, Fort Augustus



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains electricity, water & drainage

Council Tax – EPC Rating: D55

Gross internal floor area (m²) 185

Local Authority: Highland Council

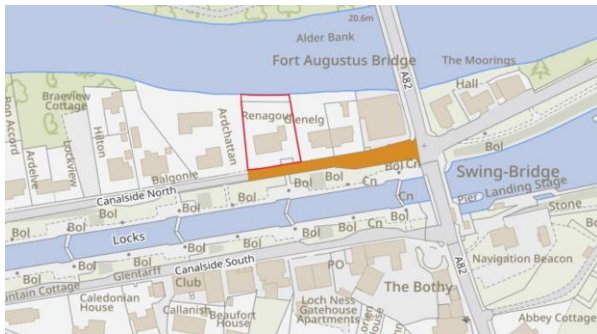
Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: We highly recommend that all interested parties view the property in person. Virtual viewings are available. Viewing is strictly by appointment through the selling Agent.

DIRECTIONS

From Fort William, travel north on the A82 Inverness Road for 31 miles, until you reach Fort Augustus. Continue straight ahead until you reach the swing bridge over the Caledonian Canal. Go over the bridge and then turn immediately left. Travel ahead up the side of the canal. Renagour is located on the right-hand side.



FORT AUGUSTUS

Fort Augustus is situated on the southern tip of Loch Ness on the Great Glen Way. This historic and scenic village is surrounded by some of the most breathtaking scenery. Lying on the impressive 60 mile long Caledonian Canal, halfway between Fort William and Inverness, Fort Augustus offers spectacular views down Loch Ness and is a paradise for keen walkers and cyclists with many beautiful walks around the area, the most popular being the Great Glen Way. Local amenities include a village nursery, primary & secondary schools, variety of shops, filling station, garage, medical practice, church, hotels, cafes, restaurants, & golf course. The area offers a large range of sports and outdoor activities, and is popular with a wide variety of people, locals and visitors alike.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

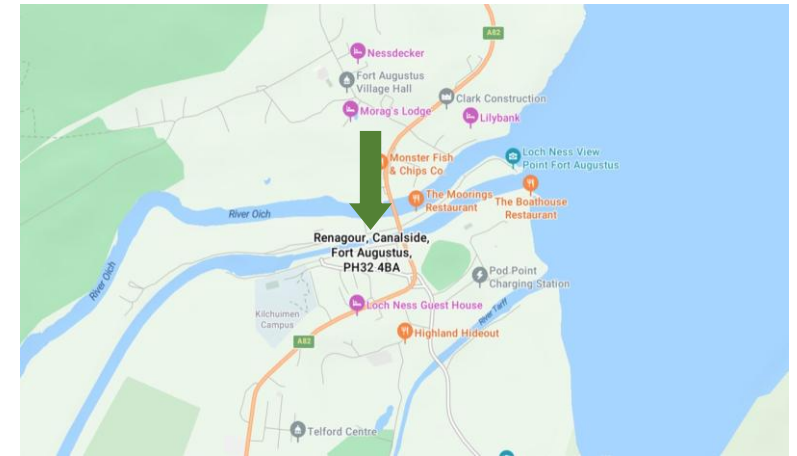
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

