

Brackenfield

FORT AUGUSTUS, HIGHLAND, PH32 4BN



FOUR BEDROOM BUNGALOW WITH 0.81 ACRE OF
GROUNDS ON THE EDGE OF FORT AUGUSTUS



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This four-bedroom bungalow offers a generous amount of accommodation together with substantial outdoor space, woodland surroundings and the convenience of being just outside Fort Augustus.

Built in 1997, the property has been well maintained and provides spacious accommodation arranged entirely on one level. The four bedrooms are complemented by two bathrooms and a separate WC, making the layout well suited to family living while also providing plenty of room for guests, hobbies or working from home.

The kitchen diner provides a practical central space for everyday living and has the benefit of a useful pantry cupboard, while 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, adding a traditional focal point to the room.









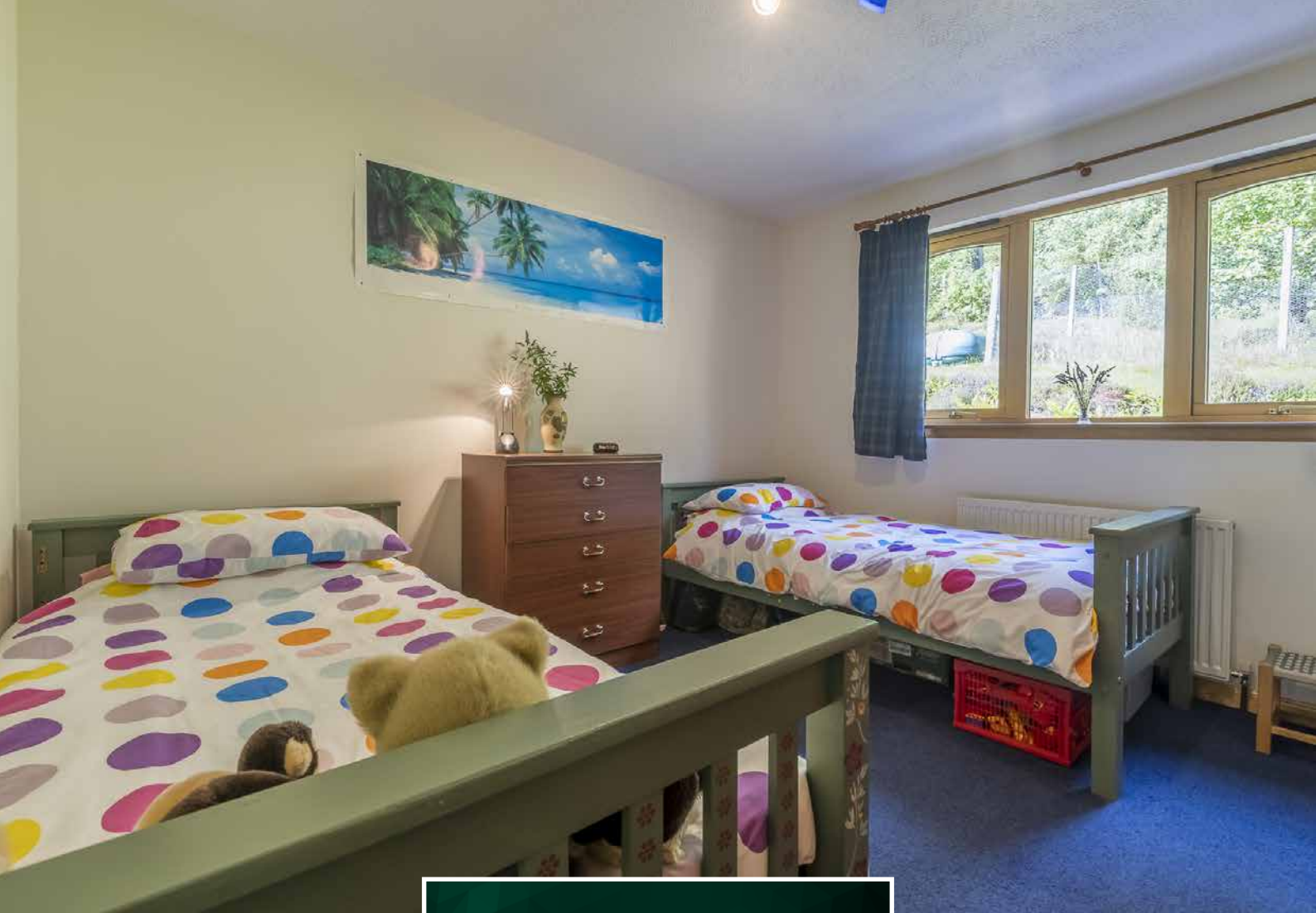
Bedroom 1





Bedroom 2





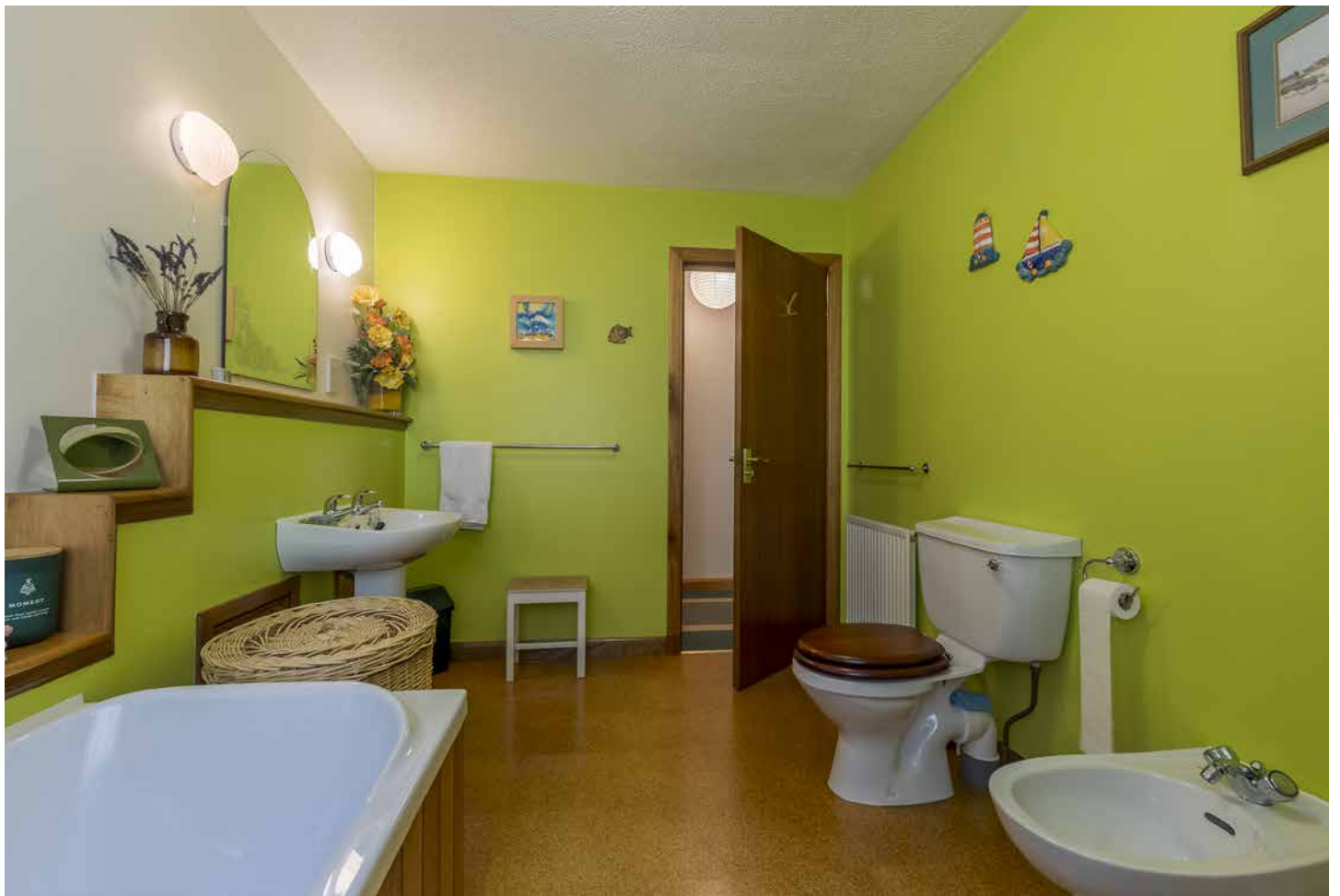
Bedroom 3





Bedroom 4









Gross internal floor area (m²): 164m²

EPC Rating: D



There is plenty of parking to the front and a separate garage, providing useful additional storage and space for vehicles or equipment. The front garden has a good-sized lawn, while the rear and side of the property are bordered by woodland, giving the grounds a natural outlook and a degree of privacy. The garden is well kept and includes a dedicated vegetable growing area with a polytunnel. This is a particularly useful addition for anyone who enjoys gardening or would like to make greater use of the available land, while the size of the grounds also leaves plenty of scope for a purchaser to shape the outdoor space around their own needs.

Heating is provided by an oil-fired system, and the combination of a sizeable home, generous grounds, woodland surroundings and proximity to Fort Augustus makes this an interesting proposition for anyone looking for more space than a typical bungalow can provide.

With approximately 0.81 acre of land, 164m² of accommodation, four bedrooms, two bathrooms, a separate WC, kitchen diner, utility room, garage, ample parking and established garden areas, this is a property where the amount of space available, both indoors and out, is one of its defining features.







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.

The Location



Image credit: <https://www.openstreetmap.org/>

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