

3 GREENFIELD, INVERGARRY



KEY FEATURES

Dorran detached single-storey home

Generous well-established garden

Carport, Garage, Workshop, green house and two sheds.

Gated and enclosed outdoor areas

Private, leafy setting with countryside character

Long driveway

Secondary double glazing/partial heating system

Front porch / Conservatory

Council Tax Band: B

Energy Performance Rating: F 35

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £220,000

DESCRIPTION

3 Greenfield built circa 1953 is a detached Dorran three-bedroom property set within approximately 1/3 acre of peaceful and private garden grounds. Approached via a long driveway, the property enjoys an attractive rural setting with generous grass, mature trees, established planting and an abundance of local wildlife, including visiting pine martens. There are beautiful views towards Ben Tee to the rear. The accommodation includes a front entrance porch, conservatory and a spacious lounge featuring an attractive green Lakeland slate fireplace. Additional benefits include secondary double glazing a partial heating system and an insulated partially boarded loft. All white goods are included in the sale price.

Externally, the extensive grounds are complemented by a useful range of outbuildings, including one carport, garage, a greenhouse, a large shed, a smaller shed and a workshop.

Please note: As this property is of a non-standard (Dorran) construction, it is unlikely that it would be accepted by most lenders as a suitable security and a mortgage application could therefore be declined. Any prospective buyer should check this issue with an independent financial adviser prior to arranging a viewing.

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, post office 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: Hallway, lounge-diner, kitchen, shower –room, two double bedrooms, single bedroom, conservatory, workshop.

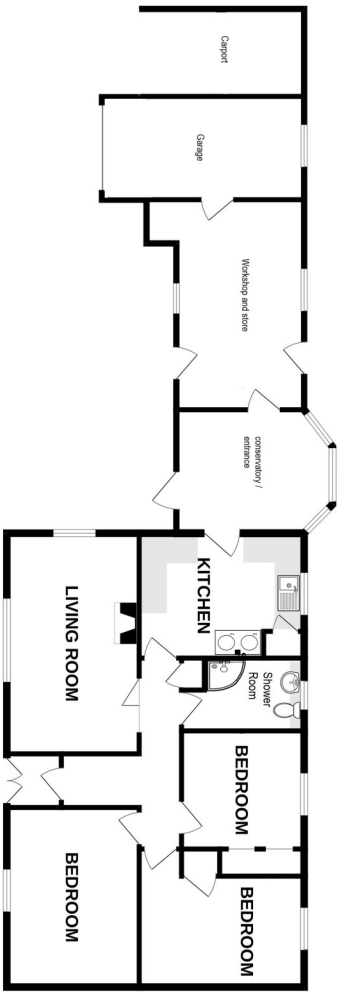
DIRECTIONS - 3 Greenfield, Invergarry PH35 4HR

From Fort William, follow the A82 north towards Inverness. At Invergarry, turn left onto the A87 and continue for approximately five miles. Turn left onto the single-track road signposted for Kinloch Hourn and follow the road for around three miles, passing the Mowi fish farm along the way.

Turn left at the wooden compound, following the sign for Halcyon Manor, and cross the metal bridge. Continue straight along the forestry track for just under a mile. After crossing a small wooden bridge, Number 3 Greenfield will be visible on the right-hand side, approached via a long driveway.

Floor Plan-

Made with Mapbox GL2024



Garage, Greenhouse, Workshop & Two Sheds

The property benefits from one carport and one garage which is equipped with lighting, electrical sockets and areas for additional storage. A workshop is also fitted with lighting and sockets can be accessed directly from the garage. To the side of the property is a greenhouse, along with a small shed providing storage for tools and logs located to the front of the property. A second shed features polycarbonate windows, lighting and electrical sockets, making it suitable for a variety of uses.



Hallway- T-shaped layout featuring laminate flooring, a radiator, and a built-in cupboard with shelving.

Lounge— Diner: 5.25m x 3.17m

A large picture window floods the room with natural light and offers lovely views over the property's grounds. The room also features a coal fireplace and carpeted flooring.

Kitchen: 2.96m x 3.96

A variety of wall and base units with wooden worktops and green tiled splashbacks. The room also features a ceiling-mounted laundry pulley, a small airing cupboard, vinyl flooring, and a stable-style door leading to the conservatory.

Conservatory:

Spacious with original wooden flooring and a lower-level section overlooking the rear garden. The room also benefits from a Velux window and steps leading to the workshop.



Office room/ guest bedroom: 2.92m x 2.86m

A large window fills the room with natural light and offers lovely views over the rear garden and surrounding hillside. The room also features two built-in cupboards with shelving, a radiator and laminate flooring.



Bedroom: 3.15m x 3.65m

A double bedroom with views over the garden, carpeted flooring, and a built-in cupboard and a panel radiator.



Bedroom: 2.64m x 4.00m

A double bedroom featuring built-in wardrobes and carpeted flooring.

Shower room: 2.39m x 1.66m

A spacious walk-in shower with sliding glass doors, a WC, heated towel rail, washbasin with built-in storage and tiled flooring.



The property is of Dorran construction.

EXTERNAL

The property is set within approximately 1/3 acre of peaceful, private grounds, approached via a long driveway. The gardens feature expansive grass, mature trees, established planting and attractive seating areas, creating a haven for local wildlife, with pine martens known to visit. The grounds enjoy magnificent views towards Ben Tee to the rear offering a wonderfully tranquil Highland setting.



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