



Former Police House

Abertarff Place, Fort Augustus, PH32 4DR

Guide Price £225,000

Fiuran
PROPERTY

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Former Police House is a very desirable & spacious detached House with 3 Bedrooms, located in the very popular village of Fort Augustus. With garden grounds surrounding the property and driveway, it would make a wonderful family home, an ideal holiday retreat, or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom detached House
- In the picturesque village of Fort Augustus
- Surrounded by wonderful mountains views
- Within walking distance of local amenities
- Porch, Hallway, Lounge, Kitchen/Diner
- Ground floor double Bedroom, Upper Landing
- 2 further double Bedrooms & family Bathroom
- Double glazed windows
- Modern electric heating
- Sizeable garden with timber shed
- Private driveway with off street parking
- Perfect family home
- No onward chain
- Vacant possession
- Near the famous Caledonian Canal



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The ground floor accommodation comprises of the Entrance Porch, Hallway, Lounge, Kitchen/Diner and ground floor double Bedroom.

The First Floor offers the Upper Landing, 2 further double Bedrooms and family Bathroom.

In addition to its convenient location, this spacious and very desirable detached House has fine open mountain views. It is fully double glazed and has electric heating. Externally, garden grounds surround the property and is brought to the market with no chain.

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

APPROACH

Via the gravelled driveway at the side of the property, and entry at the rear into the Porch or into the Kitchen.

PORCH 1.3m x 1.1m

With external door to the rear elevation, fitted carpet and door leading through to the Hallway.

HALLWAY 5.2m x 2.2m (max)

With carpeted stairs rising to the first floor, understairs storage cupboard, wall mounted cupboard housing the electrical fuse box, windows to the front, side & rear elevations, 2 radiators, fitted carpet and doors leading to the Lounge and the ground floor Bedroom.

LOUNGE 4.7m x 4.5m (max)

With bay window to the front elevation with lovely mountain views, shelved recess, 2 radiators, fitted carpet and door leading to the Kitchen/Diner.

KITCHEN/DINER 4.7m x 2.3m

With modern white base & wall mounted units, complementary work surfaces over, stainless sink & drainer, space for cooker, stainless steel extractor hood, plumbing for washing machine, space for tumble dryer, space for dining furniture, radiator, vinyl flooring, window to the rear elevation and external door leading to the rear garden.

BEDROOM ONE 3.5m x 2.4m

With window to the front elevation, radiator and fitted carpet



UPPER LANDING 2.5m x 1.6m (max)

With window to the side elevation, built-in storage cupboard, hatch door leading to the eaves storage area, fitted carpet and doors leading to both upper level Bedrooms & the family Bathroom.

BEDROOM TWO 3.9m x 3.6m

With dual aspect windows to the front & side elevation, large walk-in wardrobe, further built-in wardrobe radiator and fitted carpet.

BEDROOM THREE 3.6m x 3.4m (max)

With window to the front elevation, built in cupboard housing the hot water tank, built-in wardrobe, radiator and fitted carpet.

BATHROOM 2.6mx 1.6m

With white suite comprising bath with electric shower over, WC & wash basin, heated towel rail, frosted window to the side elevation and vinyl flooring.

GARDEN

The garden surrounds the property with lovely countryside views. The garden is laid mainly with grass offset with paving slab paths. The side garden is gravelled and provides ample private off street parking. There is a substantial timber shed housed in the rear garden. The garden grounds may offer potential for a garage to be built (subject to the relevant planning consents).



Former Police House, 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 water, drainage & electricity

Council Tax – C

EPC Rating: G14

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: Viewing 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 turn right directly opposite the West End Garage, following the road round to the left, the property is directly ahead and can be identified by the For Sale sign.



FORT AUGUSTUS

Fort Augustus is situated on the most southern tip of Loch Ness on the Great Glen Way, this historic and scenic hamlet 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 a popular village to a wide variety of people

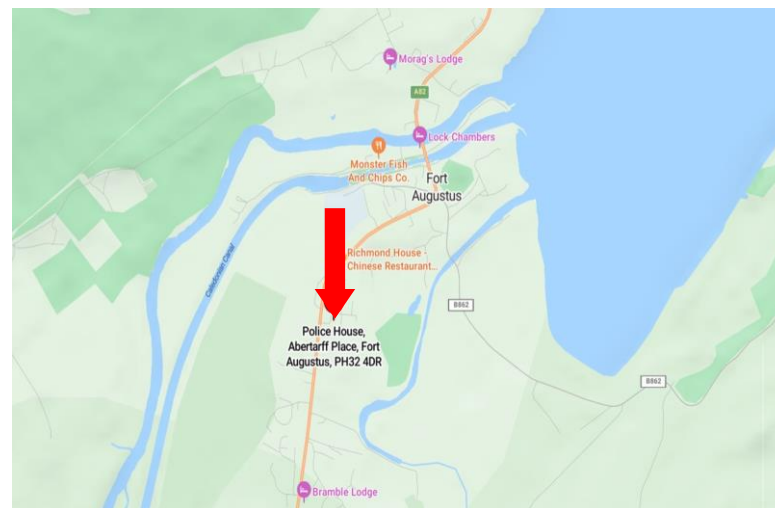
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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

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PLEASE NOTE THAT THIS PROPERTY IS SOLD AS SEEN

Vetting Caveat

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:-

(a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or

(b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or

(c) where the bidder is a company ,a copy of the Certificate of Incorporation of the Company and ,in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase.

Failure to provide the information required and the signed Declaration may result in an offer not being considered

