



Spring Cottage

Fort Augustus, PH32 4DG

Guide Price £435,000

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PROPERTY

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Fort Augustus, PH32 4DG

Spring Cottage is an immaculately presented detached Cottage with 4 Bedrooms. Located in the popular & picturesque village of Fort Augustus. Recently upgraded & extended to an exceptionally high standard, this beautiful property is in walk-in condition. With well-maintained garden, Spring Cottage would make a superb family home, idyllic holiday retreat, or a wonderful buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Stunningly presented detached Cottage
- Immaculate and in walk-in condition
- Lovely open mountain views
- Open-plan Lounge/Diner/Kitchen, Utility Room
- Ground floor Bedroom, Jack 'n' Jill Shower Room
- Upper Landing, Master Bedroom with En Suite
- 2 further double Bedrooms and family Bathroom
- White goods in Kitchen & Utility Room included
- Furniture available under separate negotiation
- uPVC double glazed & LPG central heating
- Private garden with large shed/workshop
- Driveway & parking for several vehicles
- Wonderful family home
- EPC Rating : C70
- No onward chain



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The Ground Floor accommodation comprises the open plan Lounge/Diner/Kitchen, Utility Room, double Bedroom and Jack 'n' Jill Shower Room.

The First Floor accommodation offers the Upper Landing, Master Bedroom with En Suite Shower Room, 2 further double Bedrooms and the family Bathroom.

In addition to its convenient village location, Spring Cottage is within walking distance of the local amenities and takes full advantage of the fine open countryside views and benefits from double glazed windows & doors and LPG fired central heating. This property is bought to market without a forward chain.

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

APPROACH

Via the driveway and entry at the front into the Lounge or at the rear into the Kitchen, or into the Utility Room.

LOUNGE 8.5m x 5m (inc. Diner & Kitchen)

With external door to the front elevation, open-plan to the Diner & Kitchen, carpeted stairs rising to the first floor, dual aspect windows to the front & side elevations, 2 radiators and wooden flooring,

DINER

Open-plan to the Lounge & Kitchen, with breakfast bar and wooden flooring.

KITCHEN

Open-plan to the Lounge & Diner, fitted with a range of modern base & wall mounted units with complementary work surfaces over, stainless steel sink & drainer with spray mixer tap, built-in electric oven & microwave electric hob, fridge/freezer, dishwasher, window to the side elevation, radiator, wooden flooring, door leading to the Utility Room and external patio doors leading to the rear garden.

UTILITY ROOM 3.8m x 2.4m

With external door to the rear elevation, window to the rear elevation, modern base & wall mounted units with complementary work surfaces over, stainless steel sink & drainer, washing machine, tumble dryer, central heating boiler, 2 radiators, wooden flooring and door leading to the Jack 'n' Jill Shower Room.



JACK 'n' JILL BATHROOM 3.2m x 1.8m

With modern white suite comprising of large walk-in shower cubicle, wash basin & WC, window to the side elevation, partly tiled walls and tiled flooring.

OFFICE/DINING RM/BEDROOM ONE 3.4m x 3.2m

With dual aspect windows to the front & side elevations, radiator, wooden flooring and door leading to the Jack 'n' Jill Bathroom.

UPPER LANDING 3.4m x 1.6m

With Velux window to the front elevation, wooden balustrade, radiator, fitted carpet and doors leading to all 3 upper level Bedrooms and the family Bathroom.

MASTER BEDROOM 5.4m x 3.2m (max)

With Velux window to the front elevation with countryside views, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.8m x 2m

With modern white suite comprising of large walk-in shower cubicle, wash basin, WC, heated towel rail, window to the rear elevation, partly tiled walls and tiled flooring.

BEDROOM THREE 5.4m x 3.8m (max)

With Velux window to the front elevation with countryside views, walk through to a balcony area looking out above the stairs, this area could be used as an office, built-in cupboard housing the hot water tank, radiator and fitted carpet



FAMILY BATHROOM 2.8mx 2.6m (max)

With modern white suite comprising of bath, walk-in shower cubicle, wash basin, WC, heated towel rail, window to the rear elevation, partly tiled walls and tiled flooring.

BEDROOM FOUR 3.8m x 2.7m

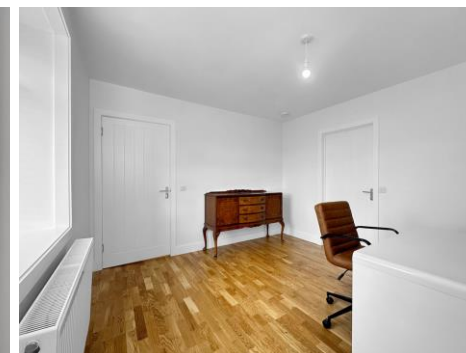
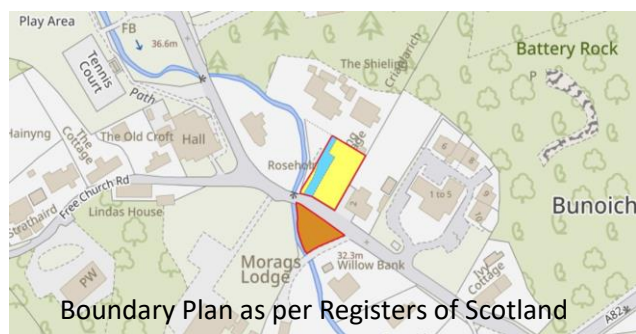
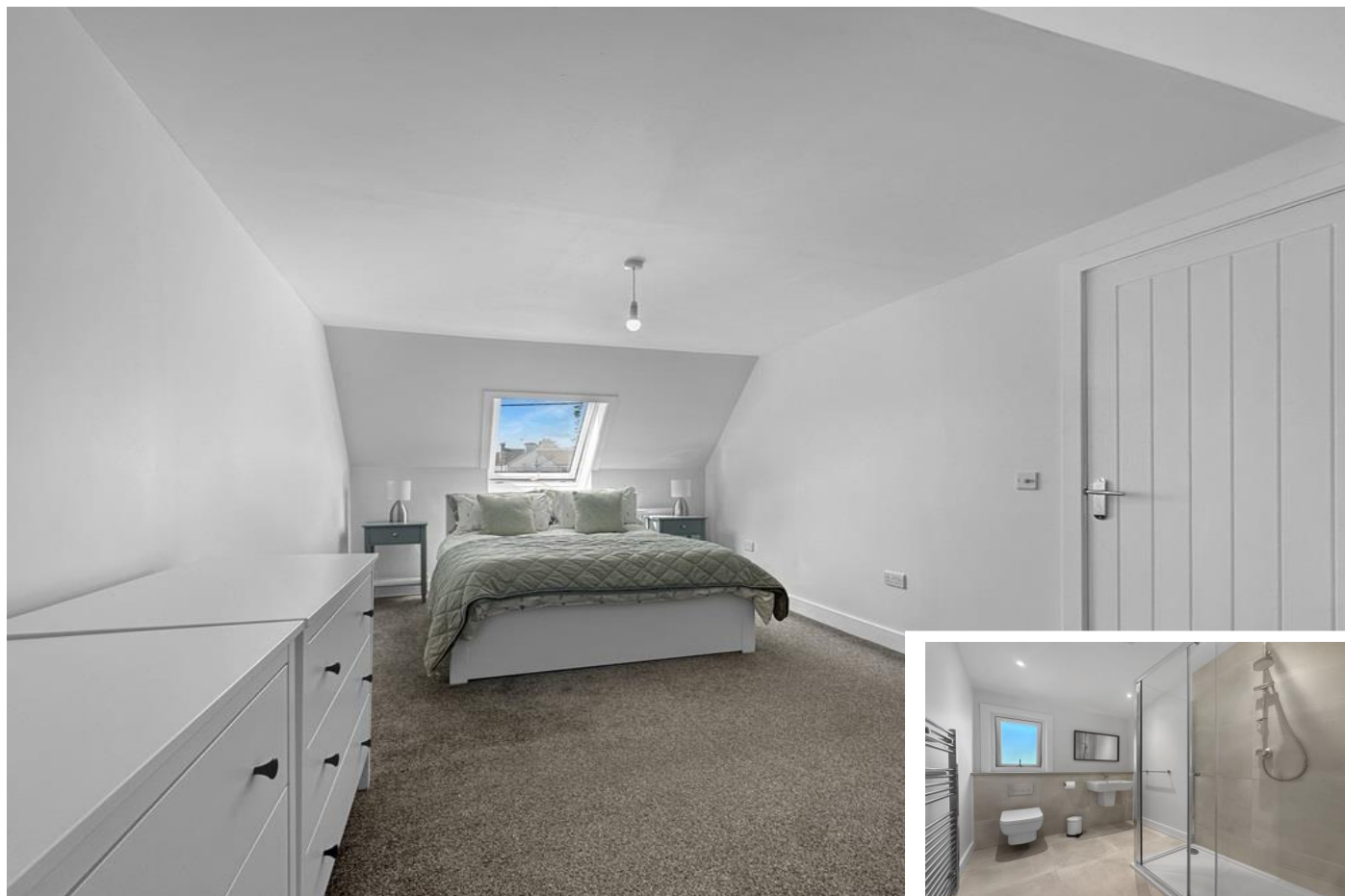
With window to the rear elevation, double built-in wardrobe, radiator and fitted carpet.

GARAGE/WORKSHOP 6m x 5m

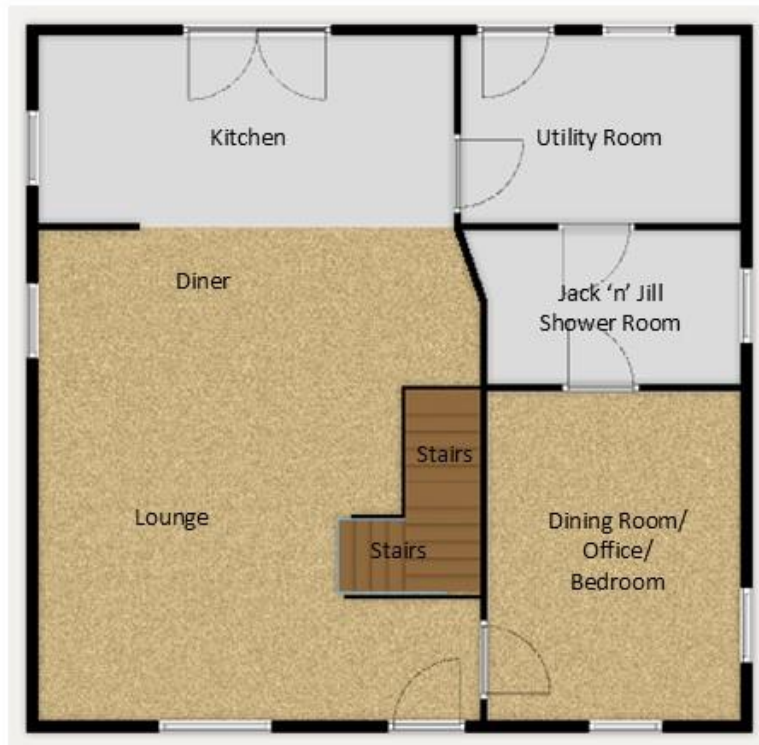
The timber garage/workshop is to the rear of the property and is currently used as a gymnasium, with power, lighting, single door to the side elevation and up & over door to the front (the door will be in place prior to sale).

GARDEN

The well-maintained garden surrounds the property and offers beautiful mountain & countryside views. The front garden is laid with tarmac and provides off street parking. The side and rear gardens are bounded by a mixture of timber fences & hedging plants and are laid with a mixture of grass and gravel with paving slabs leading around the house and pathways. There is further gravelled driveway to the side which provides more parking for multiple vehicles.



Spring Cottage, 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
Mains water
Mains drainage
Underground LPG tank

Council Tax –D

EPC Rating: C70

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 though the village going over the Caledonian canal bridge. Continue ahead past the car park. Turn next left into Bunoich Brae and continue up the hill. Spring Cottage is the 5th property on the right-hand side 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 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.

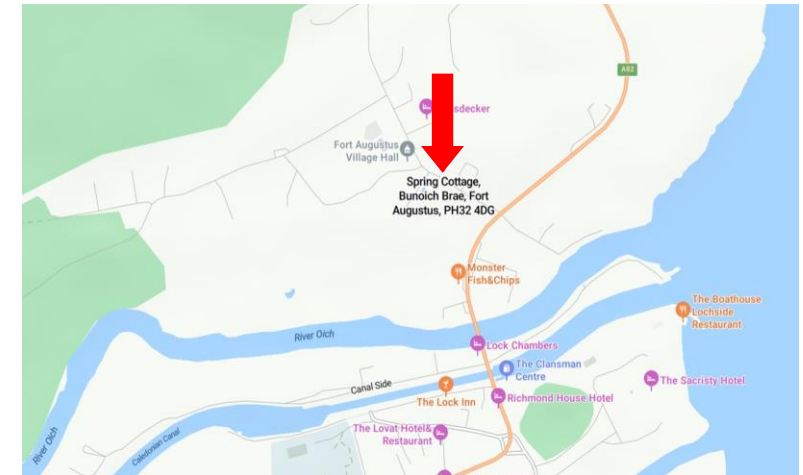
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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