



Bon Accord



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Canalside, Fort Augustus, PH32 4BA

Offers Over £265,000

Fiuran
PROPERTY

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Situated on the banks of the world-famous Caledonian Canal, in the popular & picturesque village of Fort Augustus, Bon Accord is a charming, detached Bungalow. With private garden and driveway, it will make a superb family home, a wonderful holiday home, or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Beautifully presented detached Bungalow
- 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
- Hallway, Lounge, modern Kitchen/Diner
- Shower Room, 2 double Bedrooms & Loft
- Kitchen integrated appliances included in sale
- Contents available under negotiation
- Double glazed uPVC windows & doors
- Oil fired central heating system
- Garden with large decking area & shed
- Gravelled driveway for off-street parking
- Within walking distance of local amenities
- No onward chain, vacant possession



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The accommodation comprises the Hallway, Lounge, Kitchen/Diner, Shower Room, 2 double Bedrooms and a partially floored Loft.

In addition to its convenient village location, this spacious and very desirable detached Bungalow has fine open views to the front of the Caledonian Canal and to the rear over the River Oich. It is fully double glazed and benefits from oil fired central heating. Bon Accord 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.

HALLWAY 5m x 1m

With external door to the front elevation, radiator, fitted carpet, doors leading to the Lounge, Kitchen/Diner, Shower Room, both Bedrooms and hatch access to the Loft.

LOUNGE 4.8m x 3.5m

Lovely family room with picture window to the front elevation looking out towards the Caledonian Canal, further window to the side elevation, attractive multi fuel stove, radiator fitted carpet and door leading to the Kitchen/Diner.

KITCHEN/DINER 5.8m x 3.1m

With a variety of modern Indigo blue coloured base & wall mounted units, complementary marble effect work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, built-in microwave, fridge/freezer, dishwasher, washing machine, breakfast bar storage cupboard, radiator, wooden laminate flooring, dual aspect windows to the rear & side elevations and external door leading out onto the large raised decking area and the rear garden.

BEDROOM ONE 4.4m x 3.4m (max)

With window to the front elevation with views over the Caledonian Canal, radiator and fitted carpet.



BEDROOM TWO 3.6m x 3.4m (max)

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

SHOWER ROOM 21m x 1.5m

With modern white suite comprising of shower enclosure, wash basin & WC set in a vanity unit, heated towel rail, frosted window to the rear elevation and vinyl flooring.

LOFT

The partially floored Loft is accessed via a hatch in the Hallway with retractable ladder, power and lighting.

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 with gravel and provides private off-street parking. There are timber gates to each side leading through to the rear garden. The rear garden is laid mainly with grass offset with mature trees, hedging plants, shrubs & bushes. There is an attractive composite decking area leading out from the Kitchen which provides ample space for garden furniture, offering a wonderful place to relax and enjoy the views over the River Oich and countryside beyond. The rear garden also houses a timber shed which has power and lighting.



Bon Accord, 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 – D EPC Rating: D57
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. Bon Accord 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.

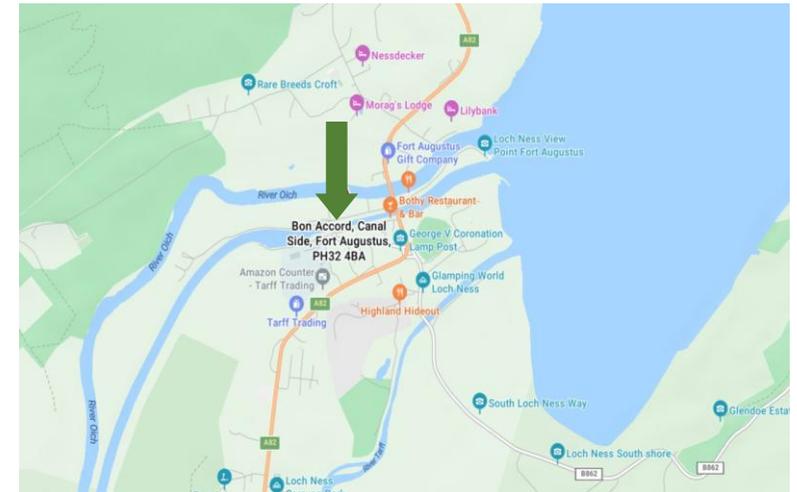
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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PROPERTY

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Fort Augustus &
the Caledonian Canal
with Loch Ness beyond

