This three bedroom detached villa occupies a plot that extends to approximately 0.4 acres, is fully double-glazed, has a solid-fuel heating system, solar panels for the production of hot water and electricity and would suit anyone looking for a family-sized property in the village of Fort Augustus.

**FIXED PRICE £249,995**

HSPC Reference: 56746
PROPERTY
This detached villa has accommodation spread over two floors, with the ground floor accommodation consisting of a lounge with solid fuel stove that fires the heating system, a kitchen/diner, a utility room and an inner hall off which a shower room and the master bedroom with en-suite bathroom can be accessed. The first-floor accommodation consists of a bathroom and two further bedrooms both of which having fitted wardrobes. The property has solar panels that generate a feed in tariff, details of which can be found in the Home Report. It is currently accessed via a shared driveway off Golf Course Road. There is also a pedestrian gate to the pavement on the A82.

GARDENS
A hardcore drive provides ample space for parking and turning, with the remaining garden being laid mainly to grass and having some mature trees. There are two decked areas, one being ramped and from which the lounge can be accessed and the other which is off the kitchen/diner. There is also a vegetable plot that has a number of fruit trees and bushes and situated within the garden is a polly tunnel, a timber garage, two timber sheds and a log store.

LOCATION
Fort Augustus is situated on the south shore of Loch Ness approximately 34 miles from the Highland capital of Inverness. Local amenities include a good range of local shops and services including gift shops, a petrol station, a Post Office, a grocery shop, a newsagent, a butchers, a bank, a medical centre, and a number of cafés and restaurants. Primary and secondary schooling are both available locally. The surrounding area is renowned for its scenery and outdoor pursuits including, walking, cycling, fishing, shooting and sailing.

GENERAL DESCRIPTION
A ramped deck gives access to double-glazed double doors that open on to the lounge.

LOUNGE
Approx. 7.48m x 4.29m
The lounge has a radiator, double-glazed windows to the front and side elevations, a solid-fuel stove that fires the heating, has a tiled hearth and is surrounded by a wooden mantelpiece. It has solid oak flooring, a glazed door to the hall and French doors to the kitchen/diner.
KITCHEN / DINNER
Approx. 8.39m x 2.98m
The kitchen has solid oak flooring, two radiators, a window to the rear elevation and French doors to a decked area in the garden. It provides ample space for dining and comprises wooden wall and base mounted units with worktops and splash-back tiling. It has two Belfast style sinks with mixer taps and included in the sale price is a Rangemaster duel fuel cooker that has five gas rings, two electric ovens and an extractor above. From here there is a door to a pantry cupboard and a double-glazed door to the utility room.

UTILITY ROOM
Approx. 3.31m x 2.34m
Having solid oak flooring, this room has a ladder radiator, two windows to the side elevation, some open shelving, a worktop and plumbing for a washing machine. A glazed door gives access to the garden.

HALL
The hall has solid oak flooring, doors to the shower room, the master bedroom and a storage cupboard. Carpeted stairs rise from here to the first-floor landing and there is an under-stairs storage cupboard.

SHOWER ROOM
Approx. 3.10m x 1.08m
This room also has solid oak flooring, a ladder radiator, an extractor fan, a window to the front elevation and comprises a WC, a wash hand basin with storage under, splash-back tiling and a tiled shower cubicle.

MASTER BEDROOM
Approx. 3.20m x 4.08m
The master bedroom is located on the ground floor, has solid oak flooring, a radiator and there is a window to the front elevation. It has a double fitted wardrobe and there is a door to the en-suite bathroom.
EN-SUITE BATHROOM
Approx. 2.98m x 2.29m
Comprising a WC, a wash hand basin, with splash-back tiling, a bath with shower over and wet-walling, this room has solid oak flooring, an extractor fan, a ladder radiator and there is a window to the side elevation.

LANDING
The carpeted landing has a Velux window to the front elevation, doors to two bedrooms, a bathroom and two double storage cupboards (one giving access to the eaves) It has some open shelving and access to a partially floored loft can be found here.

BEDROOM TWO
Approx. 4.21m x 3.21m
This bedroom is carpeted, has a radiator, a window to the side elevation from which the views can be enjoyed and two double fitted wardrobes, one of which giving access to the eaves.

BATHROOM
Approx. 2.11m x 3.03m
This bathroom has solid oak flooring, a ladder radiator, two Velux windows to the front elevation and comprises a WC, a wash hand basin with splash-back tiling and a bath with an electric shower over with wet-walled splash-back.

BEDROOM THREE
Approx. 3.19m x 4.20m
This bedroom has a radiator, a window to the side elevation, is carpeted and has a double fitted wardrobe and a shelved storage cupboard which houses the water tank. It has a fitted wooden Orkney style bed with storage under. Views from this room can be enjoyed over the surrounding countryside.

EXTRAS
All carpets, fitted floor coverings, blinds, garden furniture and Rangemaster cooker.

SERVICES
Mains water, electricity and drainage.

HEATING
Solid-fuel fired heating.

GLAZING
Double-glazed windows throughout.

VIEWING
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY: By mutual agreement.

HOME REPORT
A Home Report is available for this property.