

**Bracadale, Abbey Gardens
Fort Augustus
PH32 4BG**



This three bedroomed detached bungalow with attached single garage is located in a cul-de-sac in the village of Fort Augustus. It boasts many pleasing features including two reception rooms, an en-suite shower room to the master bedroom, oil fired central heating, double-glazed windows throughout and gardens to the front and rear elevations.

FIXED PRICE £225,000

HSPC Reference: 57463

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
Email: property@munronoble.com



PROPERTY

The property has well-proportioned accommodation that is spread over the one floor. It consists of an entrance vestibule, an entrance hall, a kitchen/diner, a lounge with feature electric fireplace, a dining room (which could be utilised as a fourth bedroom) a bathroom and three bedrooms, the master of which having an en-suite shower room.

GARDENS

The garden that lies to the front elevation comprises a flowerbed, well stocked with a variety of shrubs and a gravel driveway which provides ample space for off-street parking and that leads to the attached single garage. There is ramped access to the front door of the property. The rear garden is fully enclosed by wooden fencing, can be accessed via gates that are to either side of the property and is laid to a combination of patio, grass and gravel, whilst having stocked flowerbed borders. Located within the rear garden is a timber shed.

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 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 and sailing.

GENERAL DESCRIPTION

The double-glazed front door of the property opens on to the entrance vestibule.

ENTRANCE VESTIBULE

Approx. 1.91m x 2.06m

The vestibule has a tiled floor, a window that is to the front elevation and a glazed door that gives access to the entrance hall.

ENTRANCE HALL

The hall is carpeted, has a radiator, double doors to a cloak cupboard and doors to the kitchen/diner, the lounge, the dining room, the bathroom and all three bedrooms.

KITCHEN / DINER

Approx. 4.60m x 3.38m

This room provides ample space for dining, has been fitted with vinyl flooring, has a radiator, a window that is to the front elevation and there is a double-glazed door to the side elevation. The kitchen area comprises wall and base mounted units with worktops and splash-back tiling, a stainless-steel sink with drainer and mixer tap and an integral electric oven and hob with extractor over. Included in the sale and located here are both a fridge and a freezer. Loft access is located here.

LOUNGE

Approx. 3.87m x 4.28m

The lounge is carpeted, has an electric feature fireplace, a radiator and there is a window to the rear elevation.

DINING ROOM

Approx. 2.79m x 3.18m

This room hold potential for use as a fourth bedroom, is carpeted, has a radiator and there is a window that is to the rear elevation.

BATHROOM

Approx. 2.20m x 1.90m

The bathroom has vinyl flooring, an extractor fan and both a radiator and an electric towel rail. It comprises a WC, a wash hand basin, a bath and the walls are partially wet-walled.

BEDROOM ONE

Approx. 3.19m x 3.81m

The master bedroom is carpeted, has a double fitted wardrobe, a radiator and there is a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Approx. 1.19m x 2.20m

This room comprises a fitted WC, a wash hand basin with splash-back tiling and a tiled shower cubicle. It has an extractor fan, a radiator and there is a window to the rear elevation.

BEDROOM TWO

Approx. 3.11m x 3.27m

This bedroom has a radiator, a window to the front elevation, a double fitted wardrobe and is carpeted.

BEDROOM THREE

Approx. 3.11m x 3.27m

The third bedroom has a double fitted wardrobe, a radiator, is carpeted and has a window to the front elevation.

GARAGE

Approx. 3.01m x 5.98m

The attached single garage has timber doors, power, lighting and located here and included in the sale are a tumble dryer, a washing machine and a chest freezer.

SERVICES

Mains water, electricity and drainage.

HEATING

Oil fired central heating.

GLAZING

Double-glazed windows throughout.

EXTRAS

All carpets, fitted floor coverings, curtains and white goods.





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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC			Scotland EU Directive 2002/91/EC		
		83		77	
	66			59	

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.