

Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS



LOCATION

**HOMEFIELD, MARKET HILL,
FORT AUGUSTUS, PH32 4DS**

ACCOMMODATION

MAIN HOUSE:

HALL, KITCHEN/DINING ROOM, UTILITY ROOM, LOUNGE, 2 BEDROOMS,
REAR HALLWAY, SHOWER ROOM.

SELF CONTAINED ACCOMMODATION FLAT:

SITTING ROOM, KITCHENETTE, BEDROOM, SHOWER ROOM.

FULL DOUBLE GLAZING AND GAS CENTRAL HEATING.

GARDEN. GARAGE AND WORKSHOP. SUMMERHOUSE. TWO SHEDS.

0.47 ACRES OF LAND.

DESCRIPTION

Viewing is highly recommended for this unique detached bungalow with wonderful views across the golf course towards the open countryside, Ben Tee and the Corrieyairack Pass. This light, spacious and comfortable home is in good decorative order and walk in condition throughout and would be an ideal home for the growing family or to accommodate an elderly relative.

PRICE

Offers over £220,000

HSPC REF NO

46990

VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF
Tel: (01463) 723500 • Fax: (01463) 230743
Email: email@macandrewjenkins.co.uk

All curtains, carpets, blinds, light fittings and white goods are included in the sale.

An attractive feature of the house are the French doors which open out from both the lounge of the main house into the pretty garden at the side and the lounge of the self contained flat into the beautiful maintained garden to the rear.

LOCATION

Fort Augustus, situated midway between Fort William and Inverness, lies on the shores of Loch Ness and is popular with both visitors and locals alike. The Caledonian Canal, with a series of steps, passes through the centre of the village. Local amenities include primary and secondary schools and a number of outdoor activities can be enjoyed. Inverness is within easy commuting distance being some 37 miles away and is the main business and commercial centre of the Highlands offering extensive shopping, leisure and entertainment facilities. There are excellent road and rail links from Inverness with Inverness Airport some 6 miles east of the city with a number of chartered flights to Europe.

DIRECTIONS

From Inverness take the A82 heading towards Fort William, passing through Drumnadrochit and Invermoriston before reaching Fort Augustus. Proceed through the village, over the canal bridge, past the West End Garage and, approx 400yds further, Homefield is the middle of three bungalows on right before the Fire Station, where our For Sale sign can be seen.

ACCOMMODATION

The main front door opens into:

UTILITY ROOM AND W.C.

9'08" x 5'11"
(2.77m x 1.56m)

Window to the front. Large cupboard housing the new boiler with shelving. Space and plumbing for washing machine. Inset sink and drainer with cupboard below. Mirror. Coat hooks. Laminate flooring. Ceiling light. Pulley for drying. W.C comprises of a toilet and sink. Mirror. Glazed window to the front. Laminate flooring. Ceiling light.

KITCHEN AND DINING ROOM (FOLLOWING INTO HALL) 31'09" x 14'11" x 12'11" (9.48m x 4.30m x 3.69m)

This open plan kitchen and dining room, with ample room for family dining, is well fitted with modern base and wall units with display wall cupboards with leaded glass. Complimentary worktops and laminate behind with an inset 1 ½ sink and drainer, electric oven and Calor gas hob. Laminate flooring in the kitchen with a Z shaped 6 spot angle light and carpet in the dining area with three spot lights. 2 large windows overlook the side of the property to the spectacular views beyond. Radiator. Space for fridge. The open plan room continues into the hall, under an attractive archway, with bookshelves on two walls, radiator, with access to the following:

LOUNGE 20'02" x 13'00" (6.10m x 3.96m)

From the hall, double glass doors with side panels, open into this bright and spacious room. Natural light floods in through the large front and side facing windows, patio doors and the 4 velux roof windows, providing a delightful and pleasant area to enjoy the stunning views over the golf course towards Ben Tee and the countryside. Three





radiators. Carpet. Ceiling spot lights. Four wall lights. The patio doors open onto a small patio and a ramp leads down the side of the house to the garden.

BEDROOM 2 13'00" x 7' 10" (3.96m x 2.16m)

An L-shaped room with window to the front including blinds. Carpet. Radiator. Ceiling bar light

REAR HALL 9'10" x 4'01" (2.77m x 1.22m)

Double glass doors open into the rear hall with access to the shower room, bedroom 1 and the self contained granny flat. Large linen cupboard with ample shelving space. Ceiling light.

SHOWER ROOM 9'01" x 7'07" (2.74m x 2.15m)

This L-shaped room has a glazed window to the rear with blind. Presently equipped with a large walk in area with shower and seat. Vanity unit with inset white wash hand basin. W.C. Mirror. Corner shelving. Radiator. Dimplex wall fan heater. Matching wet wall and flooring. Ceiling light. Additional access to bedroom 1.

BEDROOM 1 13'00" x 12'06" x 8'07" (3.96m x 3.68m x 2.46m)

This bright, calming bedroom has 2 large fitted wardrobes down one wall incorporating hanging rails and shelving with a further smaller cupboard above. Window to the side with curtains. Radiator. Carpet. Ceiling light. This room is also accessed from the rear hall.

SELF CONTAINED FLAT:

The additional unique point is the extra "granny" flat within the property. This can be converted back to form additional rooms in the main house.



SITTING ROOM 11'03" x 11'00" (3.36m x 3.35m)

Accessed from the rear hall, you walk into the living area of this welcoming and cosy room. Patio doors open onto steps leading to the rear garden. Carpet. Curtains. Radiator. TV Point. Ceiling light. Curtained off area gives access to the bedroom and shower room beyond.

KITCHENETTE 5'05" x 4'03" (1.54m x 1.23m)

Fitted with wall and base units. 2 plate hob. Microwave. Small fridge. Window to the rear.

BEDROOM 9'09" x 7'01" (2.77m x 2.14m)

Window to the side. Carpet. Ceiling light.

SHOWER ROOM
5'10" x 5'02" (1.55m x 1.53m)

Accessed from the bedroom by a sliding door. Fitted with W.C. wash hand basin and shower. Towel rail. Mirrored cupboard. Radiator. Vinyl flooring. Ceiling light.



LOFT

Accessed from kitchen, it runs length of house with 24ft being floored.

GARAGE & WORKSHOP

The garage has a floored loft accessed by stairs from the workshop. The workshop has a wooden floor and a long workbench.

GARDENS

A most attractive large garden with views over open countryside. A private gated driveway leads to the house with ample space for parking for up to 3-4 cars. Laid mainly to lawn which has been interspersed with mature trees, shrubs and flower beds, this well maintained beautiful garden continues round the property showing unique features throughout including a bridge over a pond, a secluded grassed area with a monkey puzzle tree and shrubs. One of the main features of this exquisite garden is the summer house beside the pond, perfect for enjoying the summer evenings, enjoying the views and relaxing after a long day. At the rear of the garden there is a small orchard and 2 garden sheds. This enclosed garden provides a safe place for children to play.





SERVICES

Mains water, drainage, Calor gas, electricity. Telephone.

COUNCIL TAX

The current Council Tax band on this property is Band "E". You should be aware that this may be subject to change upon the sale of the property.

ENTRY

By mutual agreement.

VIEWING

Telephone the selling agents on 01463 723500

HOME REPORT

A Home Report exists for this property and can be made available to interested parties who have noted an interest through their solicitors.

REFERENCE

JRW/LM/j137.1



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PRICE

Offers over £220,000

OFFERS

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S. 5 Drummond Street, Inverness. For the attention of Mr James Wotherspoon.

A Closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (eg oven, central heating system etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.