



**Enquiries and Offers**

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From Fort Augustus, you can easily visit the best that the Loch Ness region has to offer. Inverness, the capital city of the Highlands, and Fort William "the outdoor capital" are less than an hour's drive. The iconic Urquhart Castle at around 30 minutes, and the cinematically famous Eilean Donan Castle at around an hour (possibly the two most photogenic Highland Castles of all) are equally accessible. The Skye Bridge and the Isle of Skye itself are less than 90 minutes away, as is the mysterious and atmospheric Glencoe. Further, but still well within the scope of a day trip are West Coast destinations such as Oban, Mallaig, Gairloch and Ullapool.

Since the Great Glen Way was opened in 2002, Fort Augustus has become a favourite stopping place for walkers and cyclists.

**R W McCLURG & CO**  
 SOLICITORS, NOTARIES & ESTATE AGENTS

**Fas-na-Coille, Bunoich Brae,  
 Fort Augustus, PH32 4DG**



Substantial traditional stone built detached villa on elevated site overlooking the village of Fort Augustus. Lounge, Dining Room, Kitchen, Sun porch, 4 Bedrooms (1 en-suite), Study, Family Bathroom. The property has planning consent for the erection of a dwellinghouse in the rear garden. The property is offered for a sale as a whole or in two lots.

**Offers around £260,000 for House  
 Building Plot with Planning Permission £70,000  
 (£330,000 for whole property)**



HSPC Ref: 47345



## **Fas-na-Coille, Bunoich Brae, Fort Augustus**

Substantial traditional stone built detached villa on elevated site overlooking the village of Fort Augustus. Fort Augustus is a traditional highland village set on the shores of Loch Ness and on the Caledonian Canal. It is a major tourist attraction and boasts a full range of shops, post office, hotels and restaurants. Primary and secondary schools and a medical practice are located within the village. This is an elegant Victorian house standing in its own substantial grounds in a pleasant residential area of the village.

The property has planning consent for the erection of a dwellinghouse in the rear garden. The property is offered for a sale as a whole or in two lots.

### **Accommodation includes:-**

**Front Vestibule** Leading to

**Hallway** Radiator, storage cupboard.

**Lounge (18'9" x 12'10" at largest dimensions including bay window)**



Elegant traditional lounge with large bay window to the front and side window giving magnificent views over Fort Augustus and the scenic countryside beyond. TV Ariel point, telephone point, radiator, traditional wall cupboard, feature fireplace with inset realistic looking wood burning stove (actually its electric), brass wall lights with matching ceiling light, roller blind.



## **Master Bedroom (En-Suite)**

This was a traditional dining room (18'8" x 13'3"), but was converted to meet the needs of previous proprietors. Presently this room is used as a bedroom (13'11" x 13'3") with the remaining part of the room forming en-suite facilities including toilet, wash hand basin and shower. The room could readily be restored to a very elegant dining room with feature fireplace (still in working order), large bay window, enjoys views of the hills overlooking Loch Ness.



## **Kitchen (15'x 12'3" at largest dimensions)**

Range of floor and wall units, stainless steel sink, ample work surfaces with tiling around, cooker with ceramic hob and double oven, washing machine, large cupboards containing hot water tank, storage cupboard.



## **Small Sun Porch off Kitchen**

### **Rear Vestibule**

## **FIRST FLOOR - Landing**

### **Disclaimer Clause – The Property Misdescriptions Act 1991**

Any qualifications in the sales particulars have been introduced to ensure compliance with the above legislation. Whilst we endeavour to make our sales details accurate and reliable, prospective buyers are advised to take appropriate precautions to check anything which is especially critical to their interest in the property. With regard to room measurements, it is explained that these have been made by electronic tapes. Their performance can vary during a working day, and the floor measurements are given as an indication only of the approximate dimensions of the rooms. Prospective buyers will require to satisfy themselves as to the accuracy of the room measurements and not to rely on those given in the sales particulars, especially when ordering floor coverings.

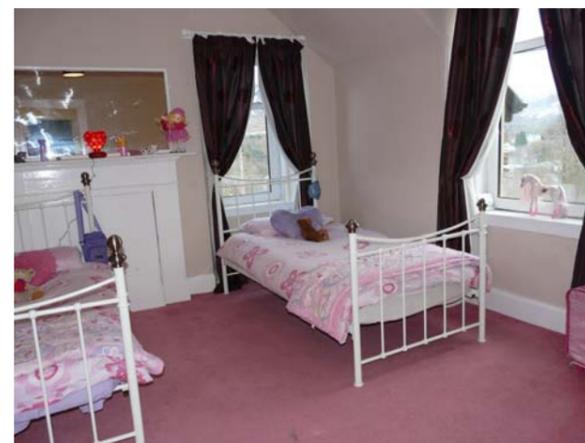
## **Bedroom 2 (14'9" x 13'3")**

Window giving magnificent view of the hills, storage cupboard, radiator, TV socket.



## **Bedroom 3 (14'7" x 13'1")**

Two windows make the most of the attractive views, radiator, storage cupboard.



## **Bedroom 4 (13'9" x 9'7" at largest dimensions)**

Radiator, storage cupboard and storage shelves.



## **Study (7'5" x 7'4")**

Presently used as a study. Could be a small single bedroom. Small patio door leads to a little balcony, radiator.

## **Family Bathroom**

Modern three-piece suite, partially tiled walls, medicine cabinet, heated towel rail.

The property has recently had installed a full central heating system served by an efficient condensing boiler which is located in the garden. Double-glazed. The property has recently been rewired and upgraded.



## **Externally**

A paved area to the front of the house provides parking for two cars. To the rear is a large area of garden which now has planning consent for the erection of another dwelling house. Outbuildings comprise a timber garage with workshop and two small brick built stores all having electric power and light.

If the property is sold in two separate lots the access to the plot and the rear of the dwelling house will be shared.

## **Entry**

Early entry available.

## **Price**

Offers over £330,000 are invited for the whole property (House £260,000) Plot (£70,000)

## **Viewing**

To arrange a viewing please telephone 01320 366 706

**Services** Mains electricity, water and drainage.

**Council Tax Band** Council Tax band "E"

**Home Report** Available at: [onesurvey.org](http://onesurvey.org)

Fort Augustus offers stunning views down Loch Ness, with many beautiful walks and an excellent golf course, or if you prefer, idle your time away watching the boats negotiate up and down the locks on The Caledonian Canal.

The Great Glen gives you easy access to the best outdoor locations and sporting activities that the UK has to offer. Renowned for the scenery and the grandeur of the surrounding mountains, nowhere offers greater variety. Whether it's climbing the highest peak in the UK, or diving the depths of its deepest and most mysterious lake; sailing or canoeing some of the best coastal and inland waters in the world; trekking an enormous range of hills and glens; fishing the best rivers and lochs for salmon, pike or trout. There are coast-to-coast routes for feet, cycles and boats.