

**Taransay, 38 Abertarff Place  
Fort Augustus  
PH32 4DR**



**Located in a cul-de-sac in the village of Fort Augustus, this well-proportioned four bedroomed detached bungalow is fully double-glazed, has electric heating, gardens, off-street parking, a detached garage and boasts ample storage facilities with all four bedrooms having fitted bedroom furniture.**

**OFFERS OVER £195,000**

HSPC Reference: 56782

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



### **PROPERTY**

The accommodation within this bungalow consists of an entrance vestibule, an entrance hall from which the study and lounge can be accessed, an inner hall, from which all four bedrooms, a WC and a shower room can be accessed, with a kitchen/diner being located off the lounge that has both a conservatory off and a rear vestibule/utility area. The property is surrounded by an enclosed garden, has off-street parking and a detached garage that is separate from the property.

### **GARDENS**

The garden is fully enclosed and surrounds the property. To the front it is has been laid to block paving and provides space for off-street parking. To the rear the garden has been laid to gravel and some grass and has two sheds that are included in the sale. To one side of the property there is an area laid to grass that also has a patio, along with an area of decking that can be accessed via the conservatory.

### **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 butcher, 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**

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

### **ENTRANCE VESTIBULE**

Approx. 1.31m x 1.26m

The vestibule has laminate flooring and there is a glazed door to the entrance hall.

### **ENTRANCE HALL**

The hallway has laminate flooring, an electric storage heater and there is a glazed door to the lounge, a glazed door to the study and glazed folding doors that open on to the inner hall.

### **INNER HALL**

Having a continuation of the laminate flooring from the entrance hall, the inner hall has an electric storage heater and doors to all four bedrooms, the WC, the shower room and a storage cupboard.



### STUDY

Approx. 2.65m x 2.63m

The carpeted study has a window to the front elevation, an electric panel heater and has wall and base mounted units. Access to the loft can be found here and there is an opaque window through to the inner hall.

### LOUNGE

Approx. 5.14m x 3.65m

This room is carpeted, has an electric storage heater, a window that is to the front elevation, some open shelving and there are glazed folding doors to the kitchen/diner.



### KITCHEN / DINER

Approx. 6.85m x 3.16m (at widest points)

The kitchen/diner has been fitted with laminate flooring and provides ample space for formal dining. It has a window to the rear elevation, an electric storage heater and comprises wall and base mounted units with worktops and splash-back tiling. There is a 1½ bowl sink with drainer and mixer tap, an integral electric hob and oven with extractor over and has space for a fridge-freezer and plumbing for a dishwasher. From this room there is a doorway to the rear vestibule/utility area and double-glazed patio doors open on to the conservatory.



### UTILITY ROOM / REAR VESTIBULE

Approx. 3.18m x 0.95m

This area has a tiled floor, an electric storage heater, open shelving and plumbing for a washing machine. There is a double-glazed door that gives access to the garden.

### CONSERVATORY

Approx. 2.80m x 2.97m

The conservatory is double-glazed, has vinyl flooring, an electric panel heater and there is a double-glazed door to the decked area in the garden.

### WC

Approx. 0.85m x 1.87m

This room has a tiled floor, under-floor heating, a window to the rear elevation and comprises a WC, a wash hand basin with storage under and the walls have been partially wet-walled.

### SHOWER ROOM

Approx. 1.54m x 1.85m

The shower room has under-floor heating, an electric towel rail, an extractor fan, a window to the rear elevation, wet-walling and the floor has been tiled. It comprises a WC, a wash hand basin with storage under and a wet-walled shower enclosure.

### BEDROOM ONE

Approx. 4.54m x 2.89m

The master bedroom is carpeted, has an electric panel heater, a window to the rear elevation and has fitted bedroom furniture.

### BEDROOM TWO

Approx. 3.87m x 2.78m

The second bedroom is carpeted, has a window to the rear elevation, an electric panel heater and has fitted bedroom furniture.

### BEDROOM THREE

Approx. 2.60m x 3.21m

This bedroom has an electric panel heater, fitted bedroom furniture, a fitted wardrobe with mirrored sliding doors, is carpeted and has a window to the front elevation.

### BEDROOM FOUR

Approx. 2.43m x 2.88m

The fourth bedroom has a window to the rear



elevation, an electric panel heater, is carpeted and has fitted bedroom furniture and a fitted wardrobe with mirrored sliding doors.

**SERVICES:** Mains water, electricity and drainage.

**HEATING:** Electric heating.

### GLAZING

Double glazed windows throughout.

### EXTRAS

All carpets, fitted floor coverings and some blinds.

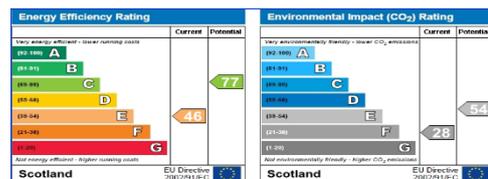
### VIEWING

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.



**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.

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