



West & Peter Murphy
Estate Agents



24 Abertarff Place, Fort Augustus, PH32 4DR

Offers over £155,000

Located in the highly popular village of Fort Augustus, on the banks of the world famous Loch Ness, this immaculate semi detached property offers spacious family accommodation. Benefiting from double glazing and solid fuel central heating this home is in excellent condition and would be an ideal first time purchase or for those seeking a property with excellent long and short term letting potential. Accommodation comprises; Entrance hallway with storage cupboard and leading the welcoming front facing lounge with attractive multi fuel burner as its focal point. Two large windows to front with hillside views. Modern and spacious kitchen/dining room with window and door to rear garden. The family bathroom completes the ground floor accommodation. Staircase rises to upper landing which benefits from a storage cupboard and leads to the three good sized bedrooms. Externally the front garden is laid with gravel and provides ample off street parking. Detached garage with up and over door to side. The private rear garden has a paved patio for outside entertaining and relaxing, with shrub and flowerbed borders.

Hallway

Front external door opens to hallway. Large storage cupboard. Provides access to lounge, bathroom and kitchen/dining room.



Lounge

Bright and airy lounge. Two large windows to front. Multi fuel burner is focal point of this room.



Kitchen/Dining Room

Accessed from the hallway. Good selection of modern wall and base units with contrasting worktops. Ample dining space. Window and door to rear.



Bathroom

Accessed from the hallway this modern and stylish bathroom includes wc, wash hand basin and bath with mains shower over. Opaque window to rear.



Bedroom 1



Bedroom 2

Accessed from the upper landing. Double bedroom. Window to side.



Bedroom 3

Accessed from the upper landing. Double bedroom. Window to rear.



External

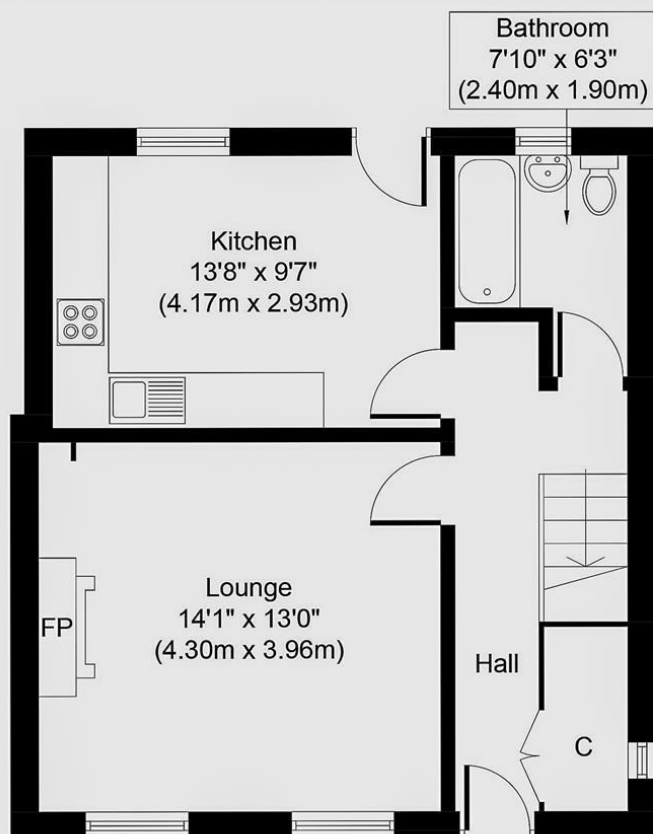
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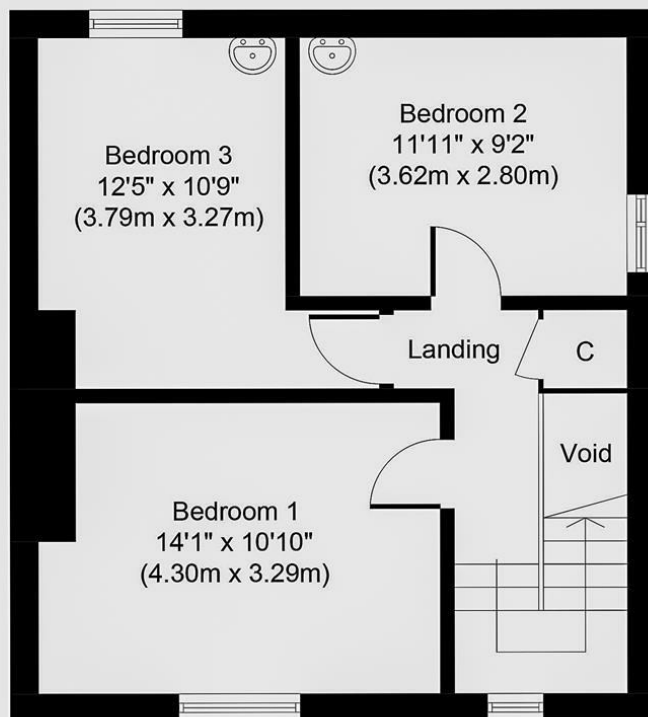
Location

The popular village of Fort Augustus offers a good range of facilities including a Pharmacy, Post Office, petrol station and general store. There is also an excellent range of hotels, cafes, bars and 9 hole golf course. Both Primary and Secondary education are provided in the village, both within walking distance. Fort Augustus is a highly popular tourist destination making this property an ideal base from where to start exploring the area and the Highlands in general. Attractions available on your doorstep include the Great Glen Way, Caledonian Canal, Urquhart Castle, Cruise Loch Ness and Loch Ness with its infamous monster.

Inverness, the main business and commercial centre in the Highlands is within easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

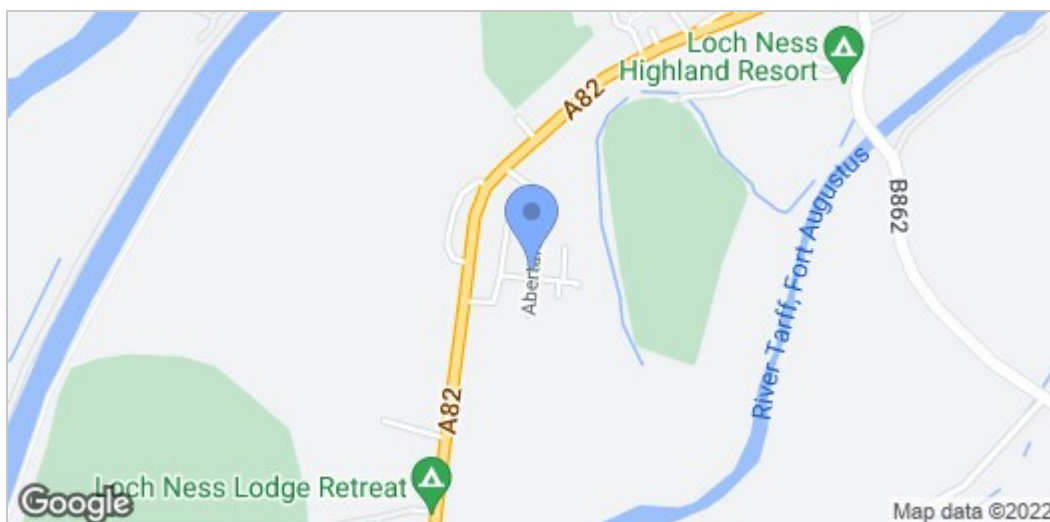


Ground Floor
Approximate Floor Area
477 Sq. ft.
(44.3 Sq. m.)



First Floor
Approximate Floor Area
(Excluding Void)
469 Sq. ft.
(43.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	57	74
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.