



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, blinds, white goods, and any furniture.

Heating

Oil central heating

Glazing

Double glazing throughout

Council Tax Band

G

Viewing

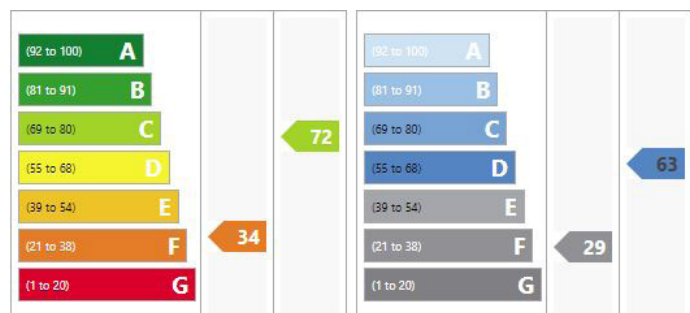
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £215,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

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.

2 Kings Inn Station Road Fort Augustus PH32 4AY

An opportunity to purchase a three bedroomed, mid-terrace villa located in the village of Fort Augustus close to Loch Ness. The property is fully double glazed, has oil fired central heating and a rear garden.

OFFERS OVER £215,000

The Property Shop, 20 Inglis Street,
Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Mid-Terrace
Villa



3 Bedroom



1 Reception



1 Bathroom



Oil



Gardens



Property Description

2 Kings Inn Terrace is a three bedroomed mid-terrace villa located in the village of Fort Augustus. Downstairs the accommodation comprises of an entrance hall, off which is the sizable kitchen/dining room and the bathroom. The kitchen includes base mounted units, worktops, splashback tiling, a sink with drainer and mixer tap, an integrated electric hob with extractor over, electric oven and a freestanding fridge/freezer, washing machine and dishwasher. Off the kitchen is the lounge, complete with feature wood burning stove. The bathroom comprises a bath with mains shower over, a WC and a wash hand basin. The upstairs accommodation is made up of three bedrooms, the largest of which is to the rear of the property with two bedrooms to the front. Bedroom three has a built-in cupboard for additional storage. Outside, the property has a balcony that looks over the rear garden which is laid to lawn. 2 Kings Inn Terrace is fully double glazed throughout, has oil central heating controlled through a Hive system, and has on-street parking to the front elevation. The property is located in Fort Augustus which 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 a number of gift shops, a petrol station, post office, newsagent, butchers, bank, medical centre, police station, a church, a number of eateries and local primary and secondary schooling. The surrounding area is renowned for its scenery and outdoor pursuits including, walking, cycling, fishing, shooting and sailing.



Rooms & Dimensions

Entrance Hall

Kitchen

Approx 4.62m x 3.94m

Lounge

Approx 3.62m x 4.10m

Bathroom

Approx 1.58m x 2.32m

Bedroom One

Approx 4.14m x 3.94m

Bedroom Two

Approx 4.77m x 3.10m*

Bedroom Three

Approx 2.58m x 2.62m

(*At widest point)

Bedroom One



Bathroom

