









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.

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PROPERTY BEDROOM TWO ENTRY

approx 15'7" x 10'2" (at widest point) **ENTRANCE HALL**

BEDROOM THREE

(approx 4.77m x 3.1 (at widest

approx 8'5" 8'7" (approx 2.58m

KITCHEN point))

approx 15'1" x 12'11" (approx 4.62m

x 3.94m)

LOUNGE 2.62m)

approx 11'10" x 13'5" (approx 3.62m

x 4.10m)

EXTRAS BATHROOM

approx 5'2" x 7'7" (approx 1.58m x **HEATING**

2.32m) **GLAZING**

BEDROOM ONE

approx 13'6" x 12'11" (approx 4.14m

x 3.94m) **VIEIWNG**

SERVICES





Directions













Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC