

12, JENKINS PARK, FORT AUGUSTUS

mcintyre & co
Solicitors & Estate Agents



Situated in a desirable and relatively private location in Fort Augustus

Spacious and beautifully presented, semi detached family home

Three bedrooms (2 x King, 1 x double on ground floor)

Attractive PVCu Conservatory overlooks the front garden

Oil heating / Double glazing / Good storage

Many upgrades to enhance property

Good size garden with ample off road parking

Amenities within walking distance

Council Tax Band C

Energy Performance Rating D:63

Tenure is Freehold



GUIDE PRICE
£230,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 12 Jenkins Park to the market. This is a beautiful and spacious three bedroom, semi detached family home that is situated in a quiet Cul-De-Sac in Fort Augustus. The property was originally built around 1950 and extended in 2013 (Conservatory) and now spans approx. 106sq m.

In addition to its lovely location the property benefits from a delightful PVC-u Conservatory to the front that overlooks the garden. A lounge-diner with feature wood burning stove and sliding patio doors that lead onto a decking area and a neatly kept garden beyond. There is a fully fitted kitchen that provides access into a utility and ground floor W.C. Currently the ground floor double bedroom is used as a recreational room/office. There are two further King size bedrooms on the first floor, both enjoy hillside views, have built in wardrobes and a small wash hand basin.

Further benefits include a replacement roof, rewiring and re-plumbing in 2007. Cavity wall insulation in 2009, a new boiler in 2023 that was serviced in 2024. The entire property is neutrally decorated and beautifully presented with co-ordinated carpet flooring to the hallway, stairs, landing, lounge and 3 bedrooms.

Accommodation: Ground Floor - Entrance Hallway, Lounge-Diner, Kitchen, Utility W.C, Conservatory, Double Bedroom. First Floor - Two King Bedrooms and Shower room.

DIRECTIONS 12, Jenkins Park, Fort Augustus, PH32 4BP

After passing the Fort Augustus petrol station, continue north towards Inverness, passing the main village car park. Turn left up the hill called Bunoich Brae/Jenkins Park. After a further car park take the next left signed for Jenkins Park. This is a partial, single track road, continue until reaching the split junction and bear right. Take the immediate right and No 12 is the 2nd pair of semi detached houses situated on the right.

LOCATION/AMENITIES

Fort Augustus is ideally situated and within easy commuting of both Inverness (35 miles) and Fort William (33 miles). Although small, with around 700 residents, Fort Augustus is a busy and thriving town which is situated on the Caledonian Canal which joins Loch Ness. The Canal is an impressive 60 mile long flight of locks designed by the famous Civil Engineer, Thomas Telford and is a central spot within the village where you can watch yachts and canal boats pass by.

The town is a popular tourist destination with lots of attractions and amenities. These include a variety of shops, bars, restaurants, a village hall, a medical centre, convenience store, a petrol station with a well stocked grocery store and excellent primary and secondary schools. There is also a reliable bus service to Inverness and Fort William.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser. All measurements have been taken at longest x widest points and are approximate.

CONSERVATORY 3.24m x 2.77m

Lovely double glazed PVCu Conservatory that overlooks the pretty front garden. Tile flooring.

LOUNGE-DINER 5.62m x 4.25m

Sliding patio doors lead onto the decking area and not only provide attractive views but flood the room with plenty of natural daylight. Lovely feature woodburning stove with tile hearth, wood surround and mantel.

KITCHEN 3.44 x 2.39m

Fitted kitchen with a variety of wall, drawer and base units. Tiled walls above worksurface areas and tile flooring. Access to Utility and W.C.

UTILITY 1.98m x 1.40m

Work surface with storage unit above, tile flooring, Plumbing and access to the rear garden and W.C.

W.C 2.01m x 0.82m

W.C, wash hand basin and tiled flooring.

BEDROOM (Ground Floor) 3.25m x 3.1m

Spacious rear facing double room currently set up as an office/recreational room. The work station desk will be included in the sale price.

FIRST FLOOR:

SHOWER ROOM 3.01m x 1.62m

Walk-in shower cubicle with wet wall finish, W.C, wash hand basin with vanity cupboards below, vinyl flooring and spot lights.

BEDROOM 4.49m x 3.24m

BEDROOM 4.26m x 3.10m



EXTERNALLY

The garden grounds are beautifully tended and relatively low maintenance.

The boundary to the front is low level fencings with gates for both pedestrian and vehicular access. The garden is split by a paved path leading to the property. Either side of the pathway has a lawn area and a decorative stone area for the off road parking, the area provides sufficient space for 3-4 vehicles, it will also accommodate a large motor home. There is a variety of small shrubs and plants that form an attractive frontage and surrounds the Conservatory. An area of the decorative stone runs the full length of the front garden and continues to the rear.

To the side is an undercover canopy ideal for drying washing, log and general storage. Outside tap and external power points.

The rear garden also has a grassed area, decorative stone, a small rockery, decking and a variety of small plants and shrubs, two timber sheds and a wood store.



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