

The Log House

Auchterawe, Fort Augustus, Highland, PH32 4BT

bellingram.co.uk

 **Bell
Ingram**



Introduction

A well-presented, modern two-bedroom log cabin set in a peaceful woodland setting above Fort Augustus, with straightforward access to the village, surrounding countryside and walks along the River Oich.

Modern fitted kitchen.

Spacious sitting room with wood burning stove.

Two double bedrooms and contemporary bathroom.

Scope to extend into the attic space and create a 3rd bedroom.

Generous garden grounds with raised decking area.

Registered fully licenced holiday let with a consistent circa 75% occupancy and many repeat visitors.



The Log House is a modern detached timber lodge located in the Auchterawe area, a short distance from Fort Augustus.

The property is currently operated as a self-catering holiday let and is available with furnishings and equipment included, allowing for immediate use. It is equally suitable as a lovely, comfortable family home. The property benefits from LPG central heating and is double glazed throughout.

Access is via a shared track leading to a private parking area. Steps rise to the side entrance, opening into the kitchen, which is fitted with a range of wall and base units with work surfaces. Appliances include a built-in oven with four-ring hob, under-counter washing machine and tumble dryer, and a free-standing fridge freezer. A front-facing window looks towards the surrounding woodland.

The sitting room is a well-proportioned space with windows to the front and side, providing good natural light. A wood burning stove is set on a stone hearth. A door leads to an entrance porch with access to the external decking.



An inner hall gives access to the bedrooms and bathroom.

There are two double bedrooms, both with side-facing windows.

The bathroom is fitted with a three-piece suite comprising an L-shaped bath with tiling around and a mains shower over, wash hand basin set within a vanity unit, and WC.

External

A timber decking area extends from the property, with steps leading down to the garden.

The garden is of a good size and mainly laid to lawn, bounded by mature trees to the rear, fencing to the sides and a beech hedge to the front. There is a timber shed providing additional storage.







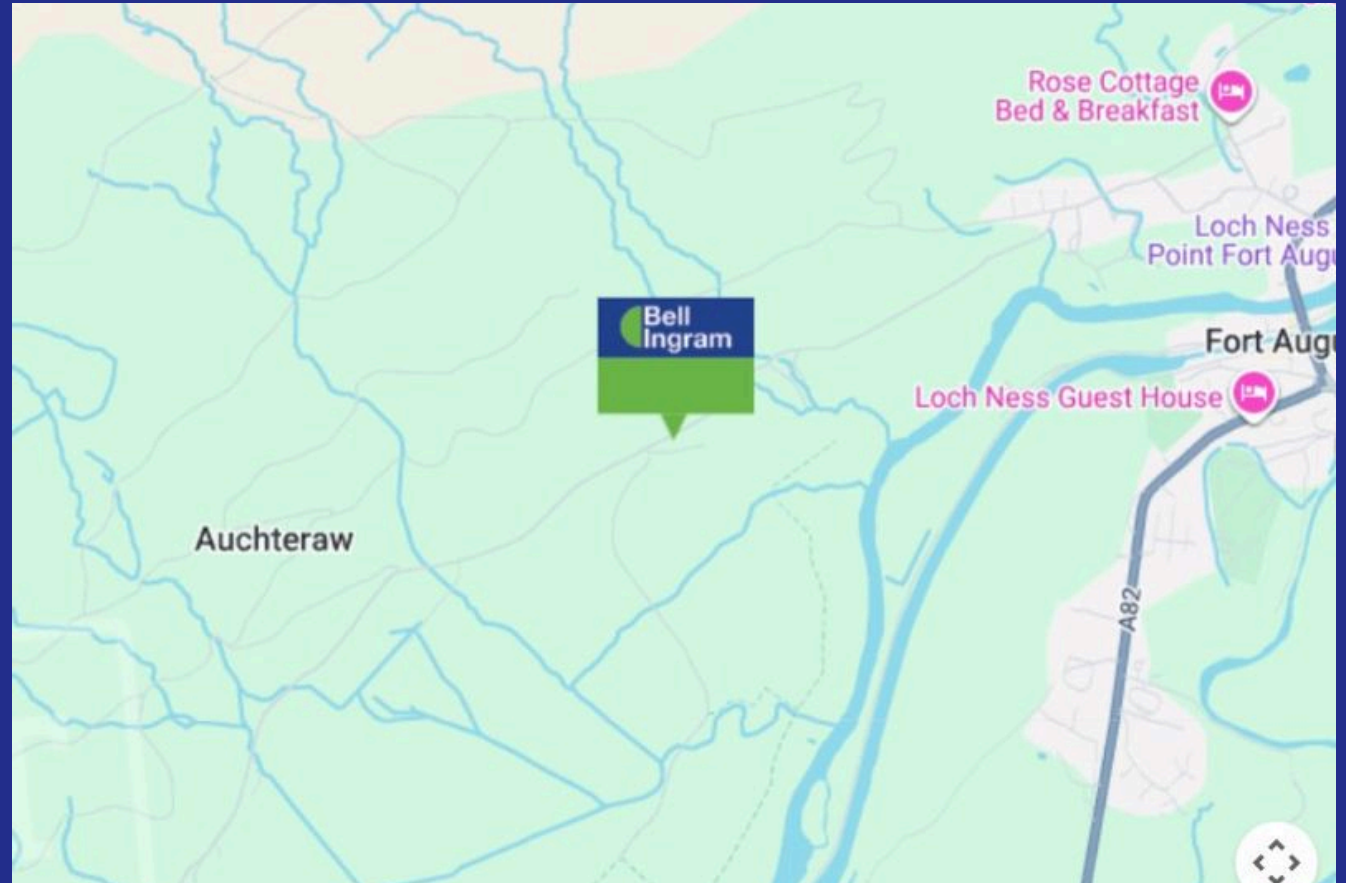
Location

The Log House is situated in a quiet position on the edge of woodland above Fort Augustus, offering a good balance of privacy and accessibility.

Fort Augustus lies at the southern end of Loch Ness, where it meets the Caledonian Canal. The village is known for its flight of canal locks, which form a central feature and attract visitors year-round.

Local amenities include shops, cafés, restaurants and a petrol station. The village sits on the A82, providing a direct route to Inverness and Fort William.

The surrounding area offers woodland, hills and lochside scenery, with opportunities for walking, cycling, boating and fishing. The Great Glen Way passes nearby, further supporting its appeal for outdoor use and holiday letting.

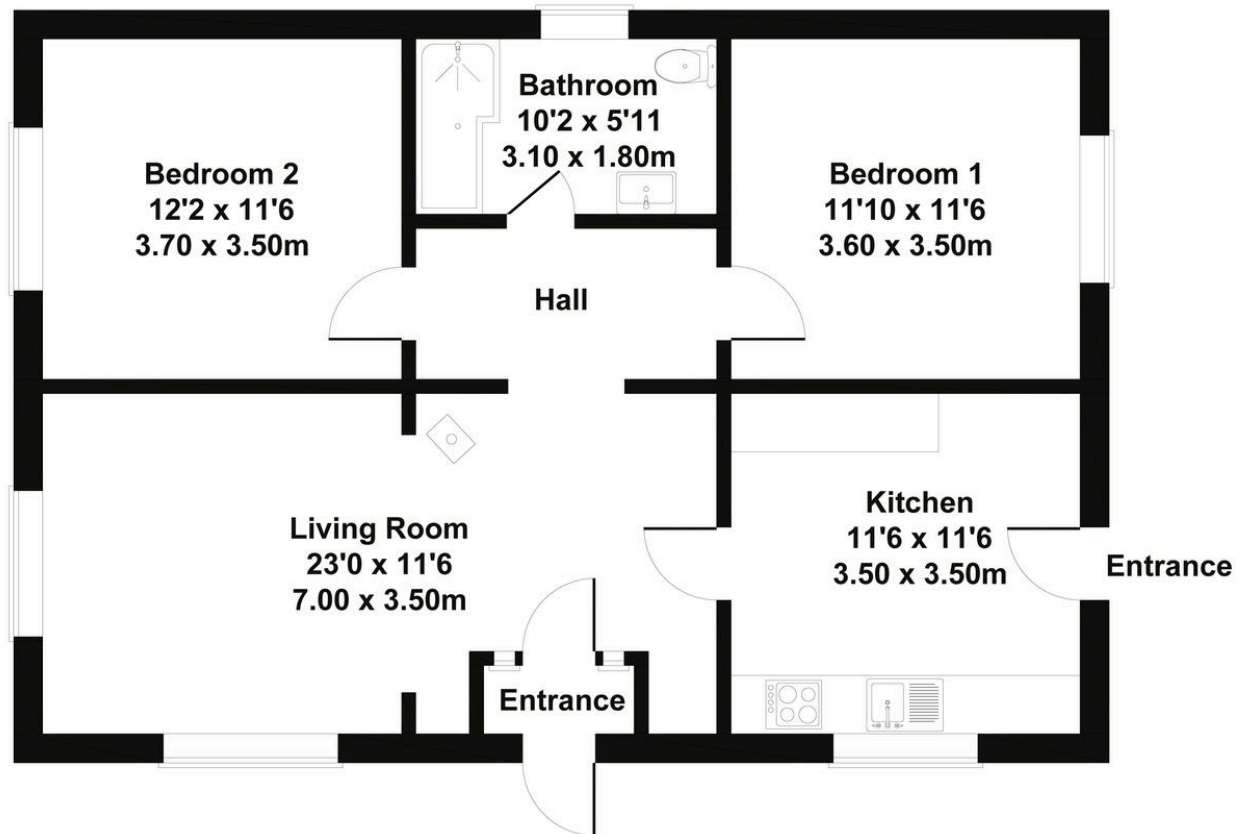


Plans

77 sq m

The Log House, Auchterawe, Fort Augustus, PH32 4BT

Approximate Gross Internal Area
829 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Details

Local Authority

Highlands and Islands Council

Council Tax

Band = NA


Tenure

Freehold

EPC

EPC Rating = F

The Log House

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Services & Additional Information

Mains water and electricity

LPG for heating

Mains drainage

Rateable Value: £2,600

Directions

From Inverness, take the A82 south towards Fort William and follow the road for approximately 34 miles along the western shore of Loch Ness.

Just before reaching Fort Augustus, turn right signposted for Jenkins Park/Auchterawe. Continue to a T-junction and turn left. Follow the road past the Forestry and Land Scotland office, cross a stone bridge and turn left at the next Forestry and Land Scotland sign. Take the immediate left turn; The Log House is the second property on the left.

What3Words [///enrolling.kindest.seagull](https://www.what3words.com/enrolling.kindest.seagull)

Auchterawe, Fort Augustus, Highland, PH32 4BT

Offers Over £215,000



Joanne Stennett

Highland

01463 717799

highland@bellingram.co.uk



View Digital Brochure



Property Search

Viewing strictly by appointment

Published: April 2026

Property Ref: INE250170

powered by
FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Free Market Appraisal



Tax Calculator