

# Flat 2 Moat House

THE HIGHLAND CLUB, ST. BENEDICTS ABBEY, FORT AUGUSTUS, PH32 4BJ



*A UNIQUE OPPORTUNITY TO OWN A LUXURY HOLIDAY  
APARTMENT IN THE HEART OF FORT AUGUSTUS*



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Situated within the historic grounds of Fort Augustus Abbey, Flat 2, The Moat House, also known as “Major’s Apartment,” offers a unique opportunity to own a two-level holiday home in one of the Highlands’ most iconic locations. This bright and airy apartment features three double bedrooms, a large living and dining area on the upper level, and stunning views of the Abbey’s cricket pitch. The property blends original features, including high ceilings and sash windows, with a contemporary design, offering comfort, style, and historic charm.

The lower level of the apartment occupies the former Fort’s gunpowder store and houses all three double bedrooms, which provide a peaceful and private area to rest. The master bedroom comes with its own en-suite, complete with a freestanding bath for added luxury. The family bathroom, separate from the bedrooms, features a shower for convenience.



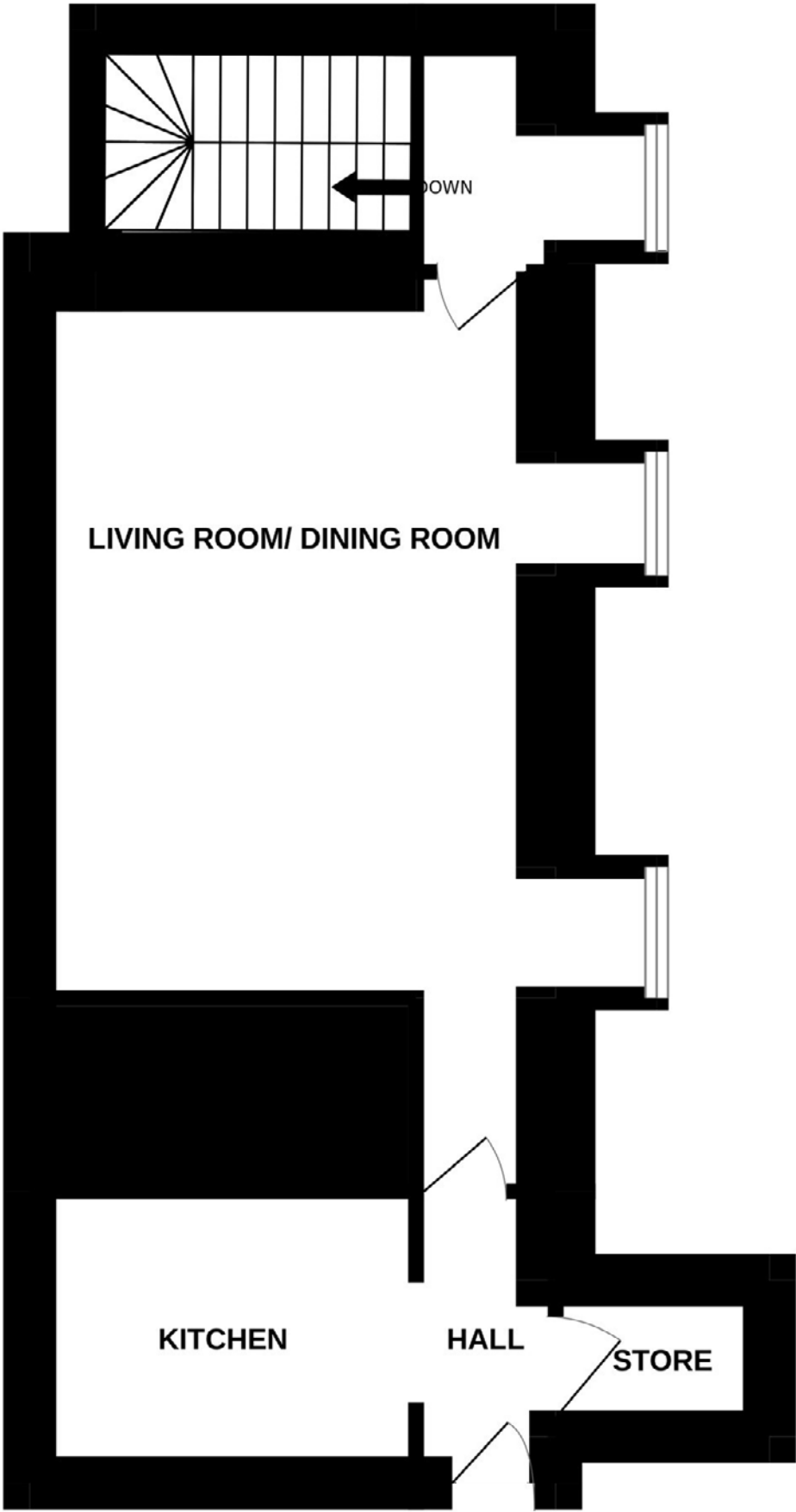
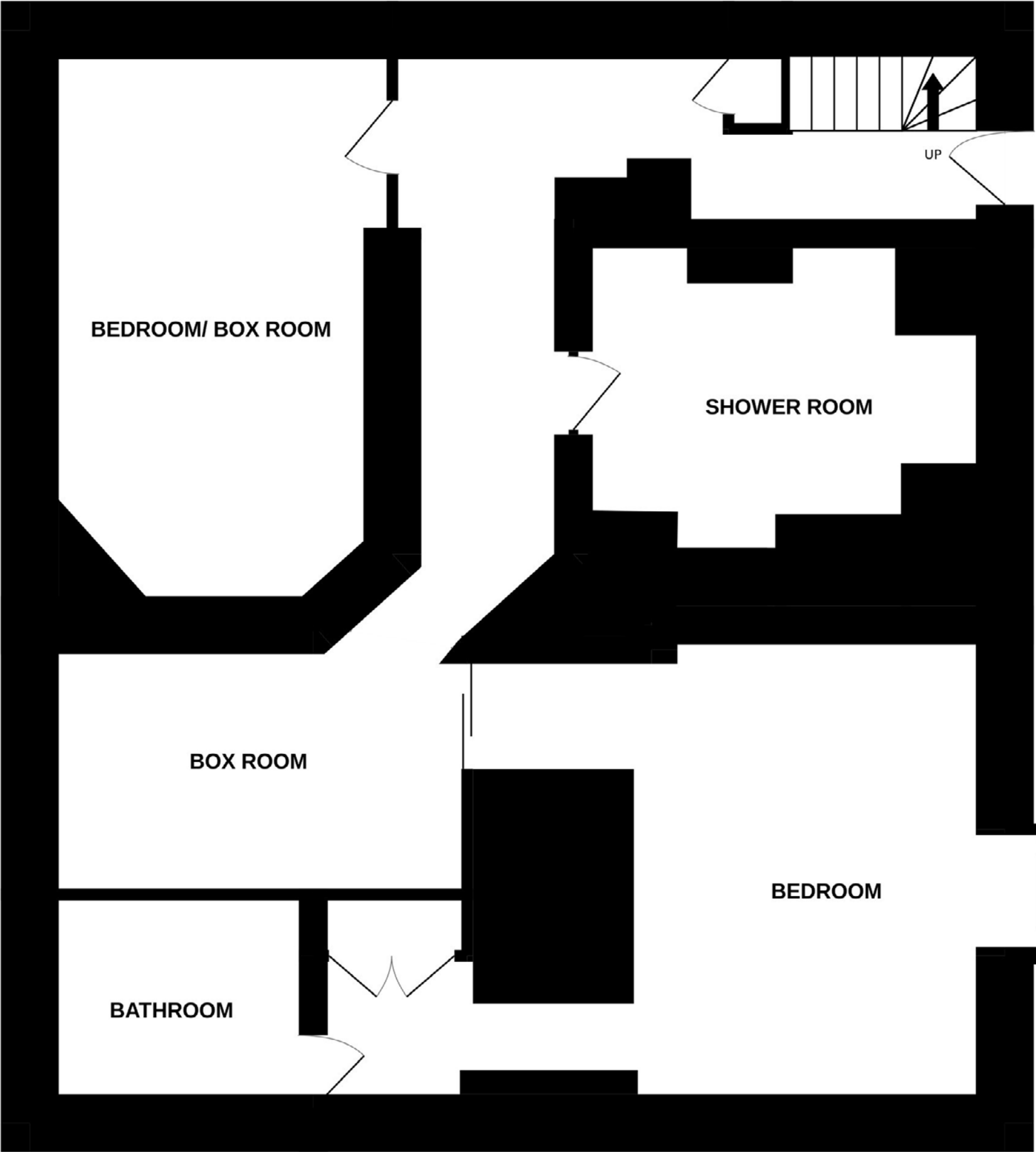






On the upper floor, the living and dining area offers an ideal setting for relaxation or entertaining, providing delightful views of the Abbey's cricket pitch. The adjoining kitchen is separate and fully equipped with modern appliances, ideal for self-catering holidays.





Gross internal floor area (m<sup>2</sup>): 135m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Situated in the picturesque village of Fort Augustus, The Highland Club is an exclusive development located within the now transformed former Benedictine Abbey, which is home to a number of beautifully appointed apartments and cottages. It is located within the busy tourist haven that is Fort Augustus offering an array of welcoming cafes, restaurants and bars.

The Caledonian Canal passes through the village and is a most beautiful sight with the numerous boats, barges and yachts that sail through on a daily basis. Property within the Highland Club is ideal as a second home or sanctuary away from the hustle and bustle of the city and with Inverness a mere thirty miles away, travel to and from your new home is never an issue given the excellent rail and airport links now available there. Fort William, the second largest town in The Highlands after Inverness, widely regarded as the “Outdoor Capital of Europe”, is situated thirty miles south where you can avail yourself of skiing at Aonach Mor, a meal at the world-renowned Inverlochy Castle, climbing the UK’s highest mountain Ben Nevis or take in the scenery of wondrous Glencoe.







#### FORT AUGUSTUS ABBEY

Easily identifiable as one of the most iconic and historic buildings on the shores of Loch Ness it was originally a military garrison latterly becoming a Benedictine monastery and finally a public school for boys. Now, it is one of the most luxurious leisure complexes in the North of Scotland and is home to a number of deluxe holiday apartments offering splendid on-site facilities within the heart of the beautiful highland village of Fort Augustus. The grounds extend to over twenty acres and are bordered on three sides by Loch Ness and the Caledonian Canal.



#### THE HIGHLAND CLUB

A home at The Highland Club is no ordinary home. Your new property offers you a ready-made lifestyle with first-class facilities at your fingertips. When you purchase a property here, you are also buying into the facilities that are on offer including: indoor heated swimming pool, beauty spa, gym, sauna and steam room, BBQ area, kids adventure playground, tennis court, boat moorings, trout fishing, club room with snooker table and on-site Boat House restaurant overlooking the shores of Loch Ness.





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