



McEwan Fraser Legal

Solicitors & Estate Agents

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THE BENEDICTINE ABBEY, THE HIGHLAND CLUB, FORT AUGUSTUS, HIGHLAND, PH32 4BJ

The Sacristy



THE LOCATION

THE BENEDICTINE ABBEY, THE HIGHLAND CLUB, FORT AUGUSTUS, HIGHLAND, PH32 4BJ

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.

A base at the Highland Club allows you comfortable, modern, luxurious living surrounded by the breath-taking scenery that

Scotland is so famous for.

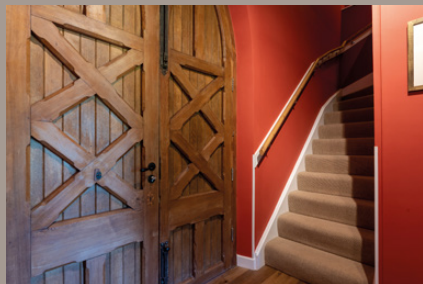
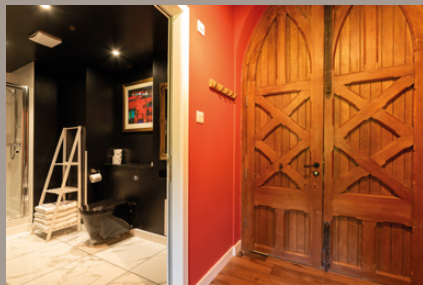
FORT AUGUSTUS ABBEY

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 finger-tips. 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.





THE SACRISTY

THE BENEDICTINE ABBEY, THE HIGHLAND CLUB,
FORT AUGUSTUS, HIGHLAND, PH32 4BJ

This luxury duplex apartment has been fitted to the highest specification and recently redecorated by the owners in period colours to reflect the history and romance of its setting. There has also been a complete refurbishment of the bathrooms including the installation of a freestanding bath in the master en suite bathroom. With stylish furnishings and outstanding views over Loch Ness, this is a truly magical place to stay.

Accessed by an imposing original oak door off the Abbey cloisters the accommodation commands a unique position being both detached from other properties yet attached to the Abbey itself. It has the added benefit of a beautiful terrace for alfresco dining overlooking the extensive gardens and Loch Ness beyond.

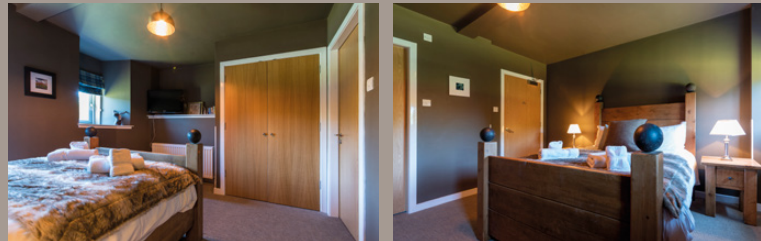
The lower floor consists of a bright open-plan lounge/dining area with patio doors out onto the terrace. The kitchen is fitted out to a very high specification being finished with granite worktops and includes gas oven and electric hob, microwave, fridge, freezer, dishwasher and washing machine. A family shower-room completes this floor.

The upper-floor accommodation comprises of a master bedroom with en-suite bath and shower and a second double bedroom both of which enjoy views over Loch Ness.

This apartment currently operates as a very successful holiday letting business with the sale to include all contents that will allow the business to continue with a seamless transfer. Management services are based on-site and offer management services for the rental of your property. An annual management charge also applies.

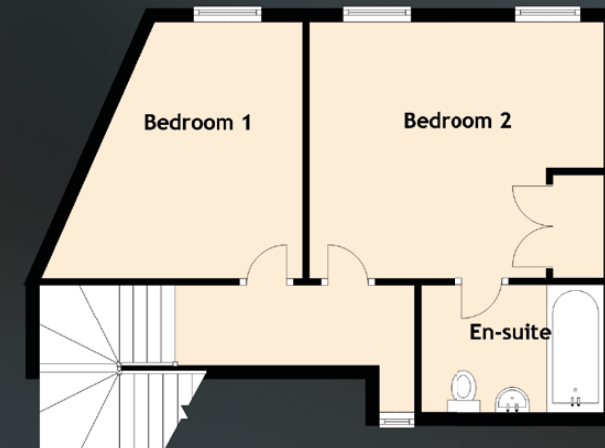
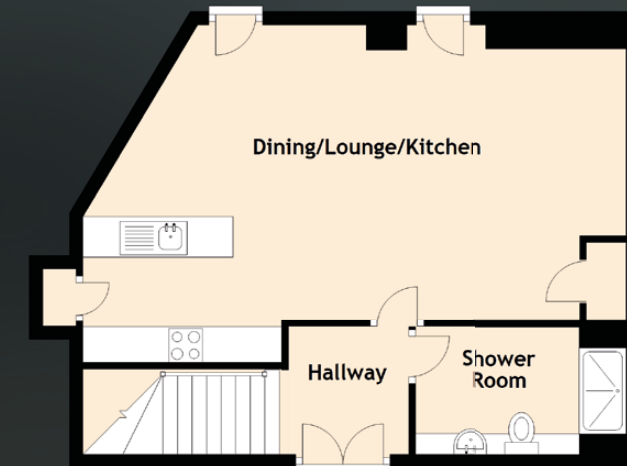
The property would also make an ideal holiday or permanent home.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

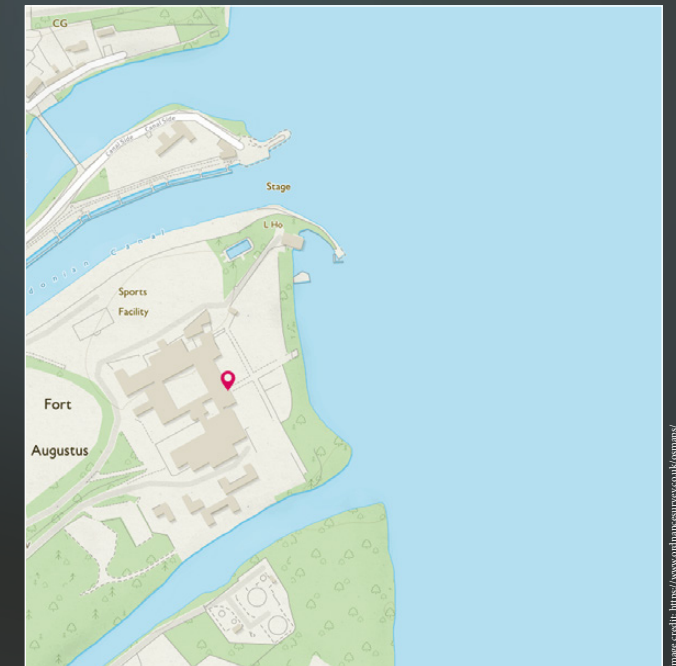


Approximate Dimensions (Taken from the widest point)

Dining/Lounge/Kitchen	7.40m (24'3") x 4.40m (14'5")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	4.40m (14'5") x 3.50m (11'6")
En-suite	2.80m (9'2") x 1.90m (6'3")
Shower Room	3.40m (11'2") x 1.90m (6'3")

Gross internal floor area (m²): 79m² | EPC Rating: D

Extras (Included in the sale): Subject to agreement, it is envisaged that the majority of the contents of the property may be included in the sale to allow a seamless transition of ownership allowing current and future lettings to be honoured.





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Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer