

# Lodge 14 Loch Ness Highland Lodges

INVERMORISTON, INVERNESS, HIGHLAND, IV63 7YE



*TWO BEDROOM LODGE  
ON THE BANKS OF LOCH NESS*



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McEwen Fraser Legal proudly presents 14 Loch Ness Highland Lodges, The Hamptons, an exceptional opportunity to own a contemporary, fully furnished, two-bedroom holiday lodge on this highly sought-after waterside development on the Banks of Loch Ness.

Nestled within the picturesque surroundings of the beautiful village of Invermoriston, a popular tourist area with the famous Telford Bridge and the breathtaking Falls of Invermoriston. Access points for the Great Glen way are 5 minutes away providing some of the best hiking in the Highlands.

This well-appointed Lodge promises a perfect blend of modern comfort and natural beauty. The spacious lounge with its Highland theme, seamlessly integrated with the kitchen, offers captivating views of the Loch with dual aspect windows and French doors that flood the living area with natural light. Step out onto the decking and feel at one with the tranquil waters and enjoy unobstructed views of the most famous Loch in the world.

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The kitchen area boasts new top of the range appliances including a washer/dryer, Bosch oven and hob, and fridge/freezer ensuring convenience for all culinary endeavours.







Retreat to the comfort of two double bedrooms after a day of exploring the Highlands, one of which features a convenient Jack and Jill shower room, offering both privacy and functionality and wall to wall built in wardrobes providing plenty of storage.

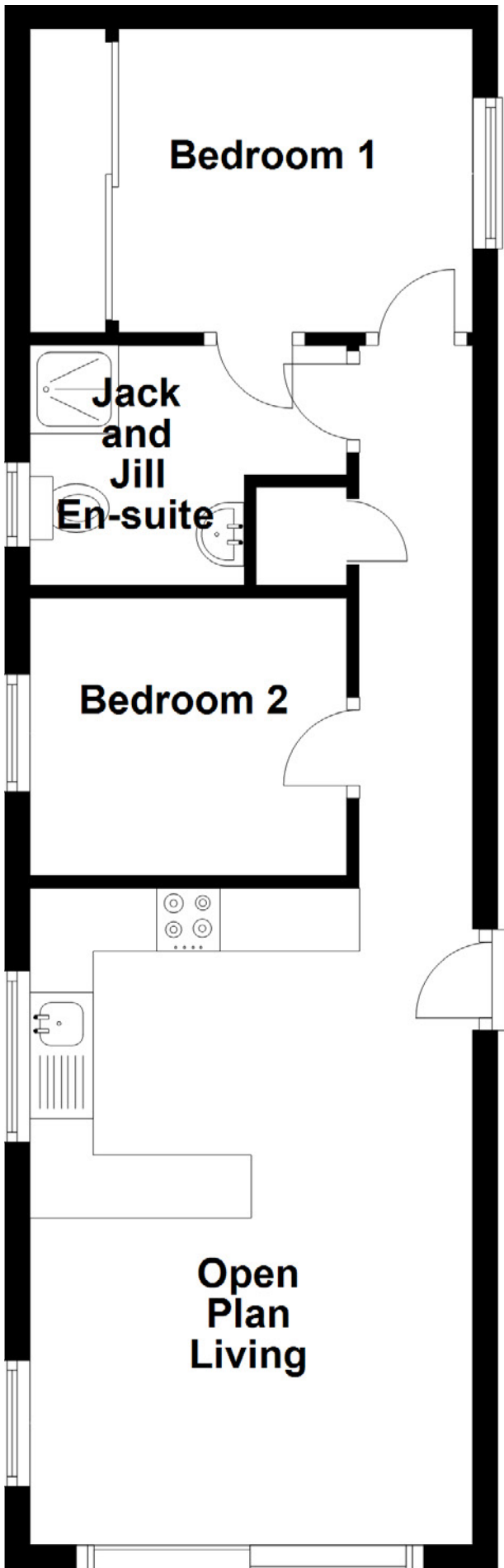




**Bedroom 2**







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	5.20m (17'1") x 3.50m (11'6")
Bedroom 1	2.80m (9'2") x 2.40m (7'11")
Bedroom 2	2.50m (8'3") x 2.20m (7'3")
Jack and Jill En-suite	2.50m (8'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>







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Outside, a raised decking area with secure gate stretches along the front and side of the Lodge providing a large comfortable seating area overlooking the Loch, perfect for dining or relaxation.

Adjacent, a private enclosed Hot Tub awaits, while an enclosed fenced garden with additional seating provides a safe area for children and dogs. A gate at the front of the Lodge leads to a private beach perfect for launching canoes/paddle boarding or a spot of fishing (Lodge 14 has fishing rights).

Ample parking is available on the chipped area beside the lodge, and opposite, ensuring convenience for residents and guest alike.

This holiday home presents a rare opportunity to own a holiday home in one of the UK's most stunning locales. Don't miss out on this extraordinary chance to create unforgettable memories in the heart of the Highlands.

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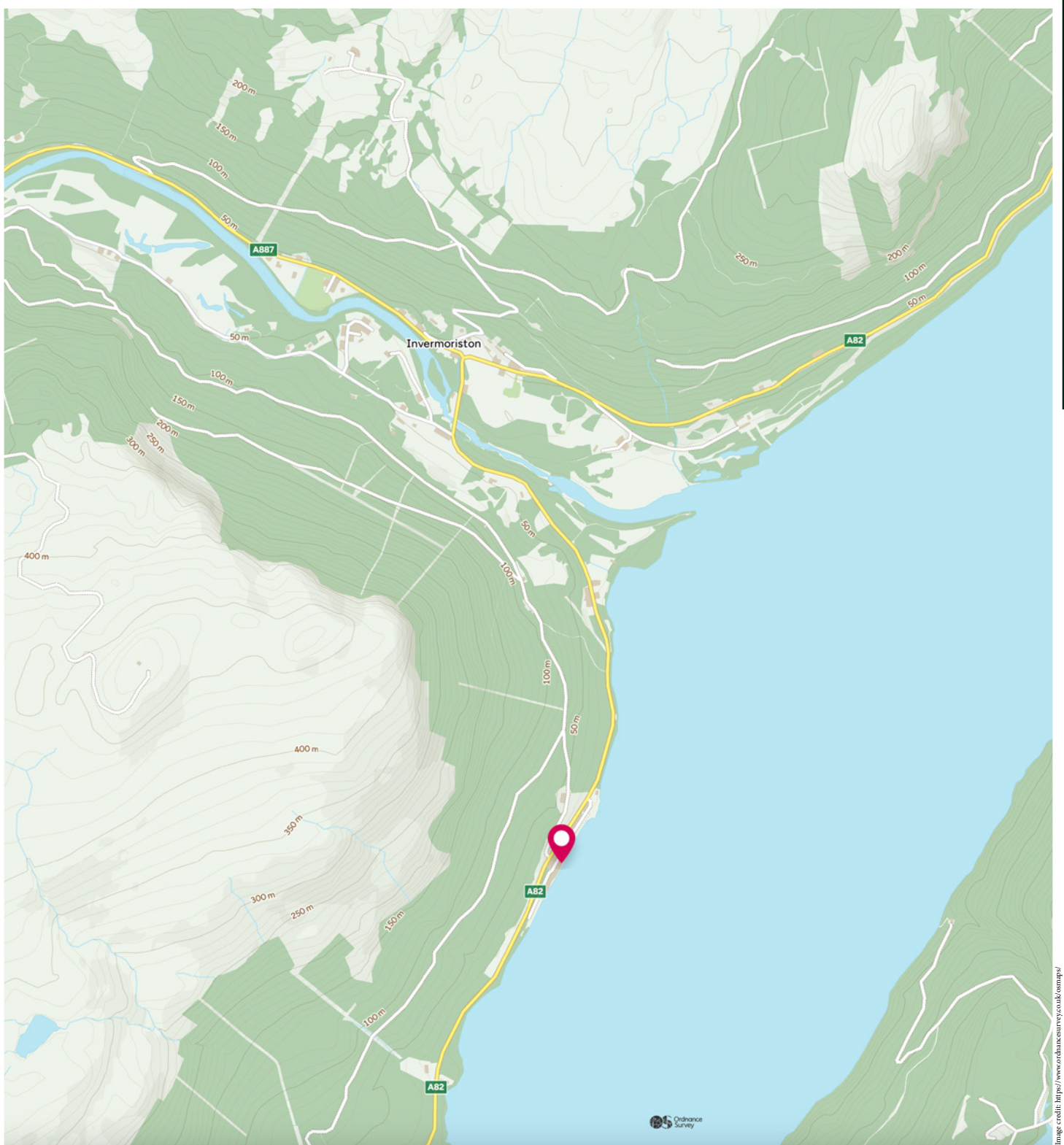
Welcome to Loch Ness Highland Lodges, part of the exclusive Hamptons waterside development nestled on the banks of the world-renowned Loch Ness offering a captivating retreat with breathtaking views across the serene shores. Situated within commuting distance of Inverness and equidistant from Fort William, Glencoe and Skye, this idyllic location presents an opportunity for an ideal holiday home or part-time income. Immerse yourself in the natural beauty of Loch Ness with its tranquil waters and majestic mountain landscapes, providing the perfect backdrop for relaxation and adventure alike. Nearby Invermoriston offers essential amenities including a shop, Post Office, cafe and Hotel, while Drumnadrochit and Fort Augustus provide additional conveniences such as bars, restaurants, supermarkets and more. Fort Augustus also hosts the retreats sister site which offers a large children's playpark, exclusive restaurant and further launderette facilities.

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## The Location

Dive into the adventure with an array of water sports on Loch Ness, offering excitement for enthusiasts of all ages and skill levels. Explore the Magnificent surroundings with activities such as hill walking, fishing, mountain biking and even skiing at Nevis Range in Fort William, ensuring year-round enjoyment for outdoor enthusiasts. Whether you seek a tranquil escape amidst nature's splendour or an action-paced adventure in the great outdoors, Loch Ness Resort offers the perfect blend of serenity and excitement. Experience the allure of this exceptional location and make every moment unforgettable.





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Text and description  
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