

# 1 The Moorings

LOCH NESS HIGHLAND LODGES, INVERMORISTON, INVERNESS, IV63 7YE



*THIS TWO-BEDROOM PROPERTY OFFERS MODERN COMFORT, A PRIVATE HOT TUB, FISHING RIGHTS, AND EASY ACCESS TO OUTDOOR ACTIVITIES AND NEARBY TOWNS*



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Beautifully presented, this two-bedroom lodge with a private hot tub sits within the exclusive Loch Ness Highland Lodges development in Invermoriston. Combining modern comfort with a breathtaking setting, it's ideal as a peaceful holiday retreat.

The lodge enjoys a private position within the development, surrounded by woodland with partial views of the loch. Inside, the accommodation is bright and tastefully finished, with an open-plan kitchen, dining area, and lounge featuring large windows that draw in natural light and glimpses of the Highland landscape.

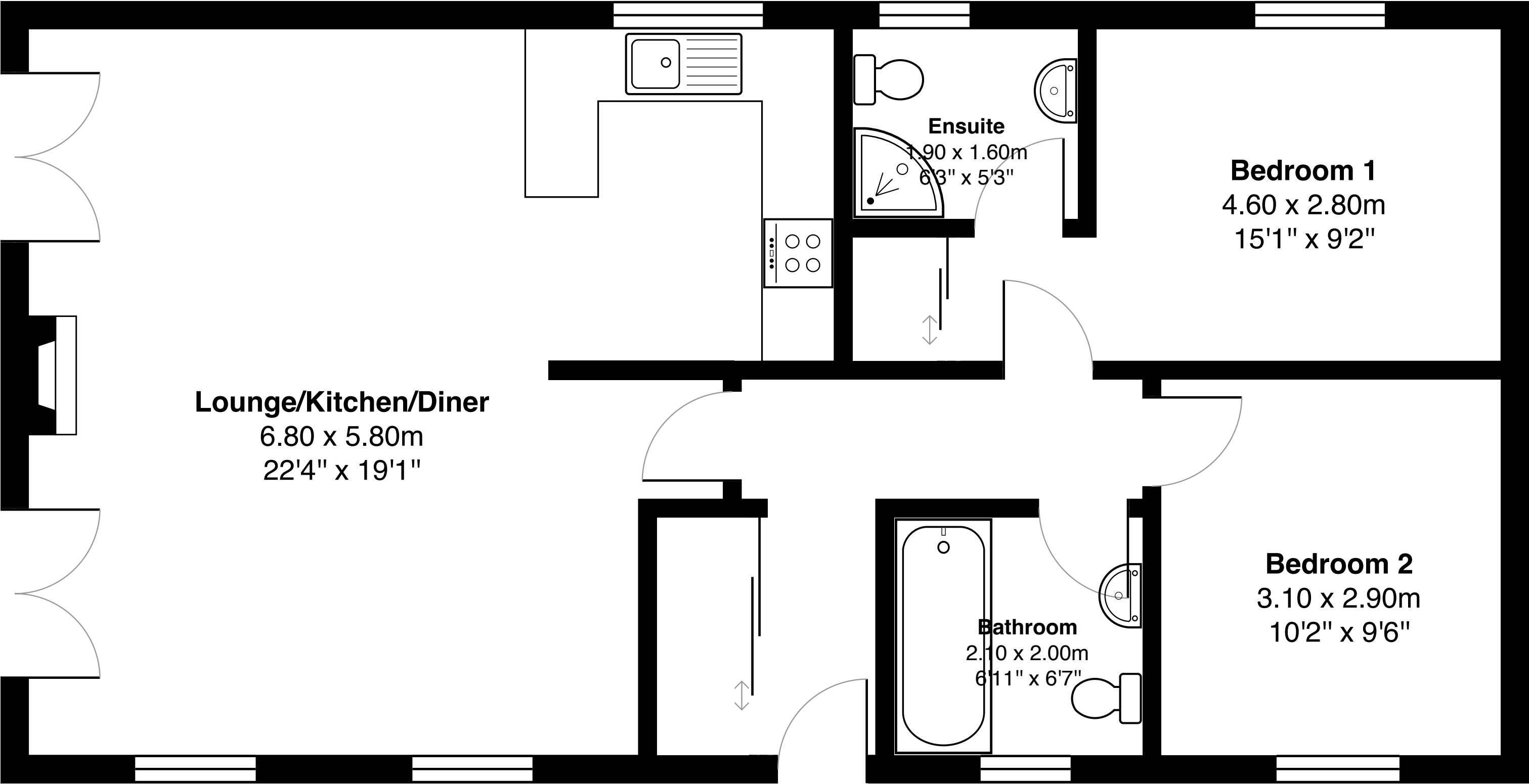




There are two double bedrooms, one en-suite, both well-proportioned. The master has built-in storage, neutral décor, while the second bedroom offers flexibility for guests or family. A modern shower room completes the layout.











Outside, the lodge features a generous wraparound deck, perfect for dining or relaxing in the peaceful setting. The private hot tub adds a luxurious touch. The grounds are well maintained, and owners enjoy on-site amenities, including fishing rights on Loch Ness, perfect for outdoor lovers.

Ideally placed for exploring Inverness, Fort Augustus, and the Great Glen, the location is popular all year round, with walking, cycling, wildlife, and water activities on offer.

Fully furnished and ready to enjoy, this lodge presents a great lifestyle opportunity in a stunning location.





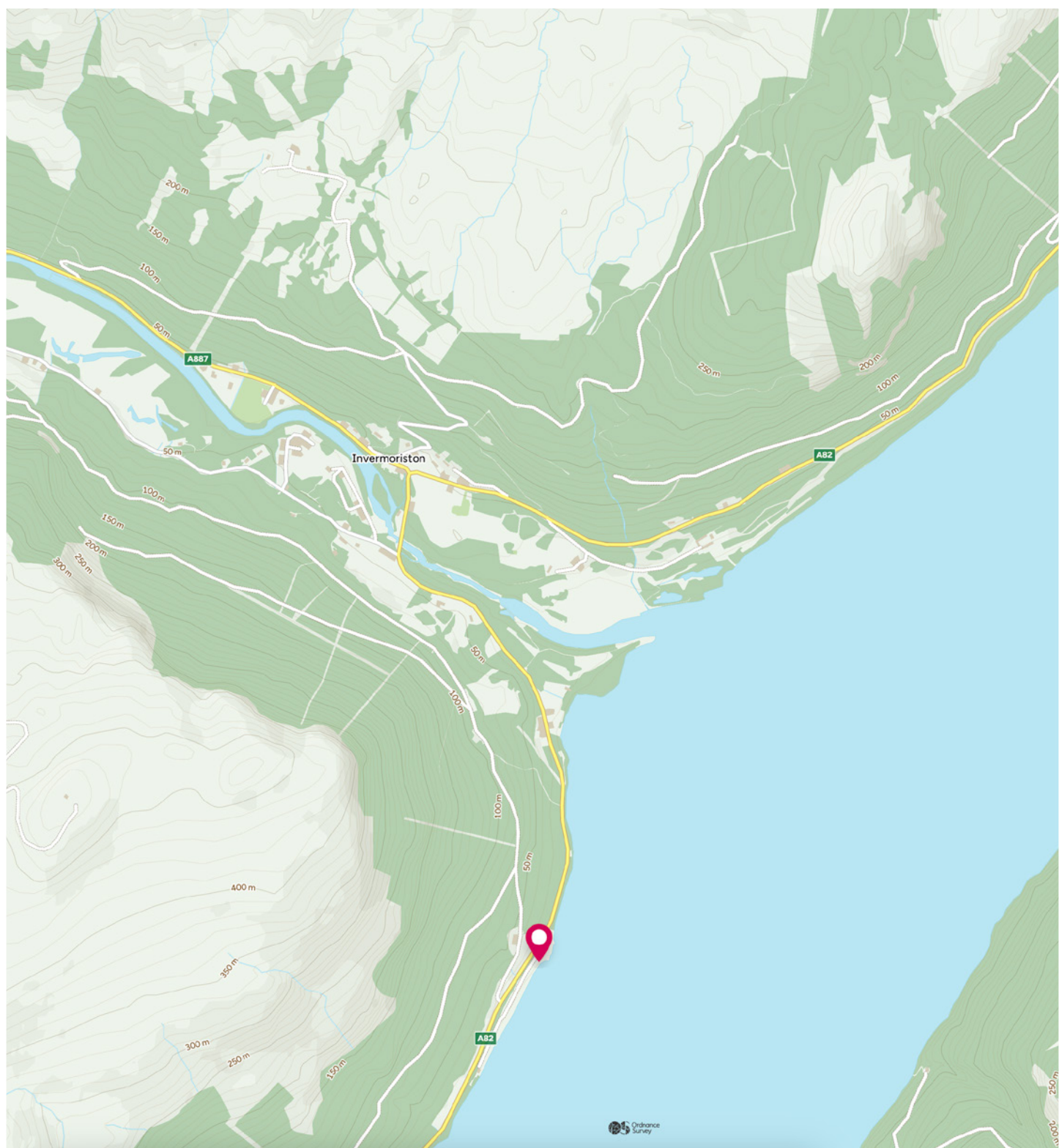
Set on the shores of the world-renowned Loch Ness, Loch Ness Highland Lodges provide a captivating retreat with breathtaking views of the serene and iconic landscape. Ideally located within easy reach of Fort Augustus and equidistant from Fort William, Skye, and Inverness, this idyllic setting offers the perfect opportunity for an exceptional holiday home or rental opportunity. With its tranquil waters and majestic scenery, Loch Ness provides an inspiring backdrop for both relaxation and adventure.

The nearby village of Invermoriston offers essential amenities, including a shop, café, and hotel. A short drive away, Fort Augustus and Drumnadrochit provide additional conveniences such as a Post Office, supermarkets, bars, and restaurants, ensuring that everything you need is close at hand.

Fort Augustus, only seven minutes by car, is a hub of scenic beauty and outdoor activities. The Great Glen Way, a popular walking route, passes through the area, offering stunning trails and viewpoints. The Caledonian Canal Centre is another highlight, where you can take a relaxing boat trip on Loch Ness or watch vessels navigating the historic locks.

For adventure seekers, Loch Ness is a haven for water sports enthusiasts, with activities suitable for all ages and skill levels. The surrounding landscape is perfect for hillwalking, fishing, and mountain biking, while skiing at the Nevis Range in Fort William ensures year-round excitement for outdoor lovers.





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