

Flat 20 The Abbey Church

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



*A gorgeous two bedroom, two bathroom apartment in
the famous Highland Club, Fort Augustus*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Step into the elegance of 20 The Abbey Church, an exquisite two-bedroom apartment nestled in the esteemed Highland Club of Fort Augustus. This residence is a meticulous blend of luxury and thoughtful design, seamlessly marrying contemporary comforts with the allure of original features, such as enchanting sandstone pillars gracing various rooms.

THE LOUNGE



The generously proportioned lounge, adorned with these distinctive pillars, gracefully extends into a formal dining area, presenting a versatile space that can easily transform into an additional sleeping area. This adaptability makes it an ideal choice for holiday lets or as a vacation home.

THE KITCHEN & DINING ROOM



At the heart of this residence lies a modern open-plan kitchen, boasting built-in appliances, granite countertops, and an island-style hob with an overhead extractor. A haven for culinary enthusiasts, this space facilitates engaging conversations while effortlessly preparing delightful meals, creating a seamless connection between the kitchen and lounge.





Discover tranquillity in the two double bedrooms, with the primary bedroom featuring an en-suite bathroom complete with both a bath and shower cubicle. A second family bathroom, equipped with a bath and a powerful overhead shower, ensures comfort and convenience for all residents.

THE BATHROOM



BEDROOM 1

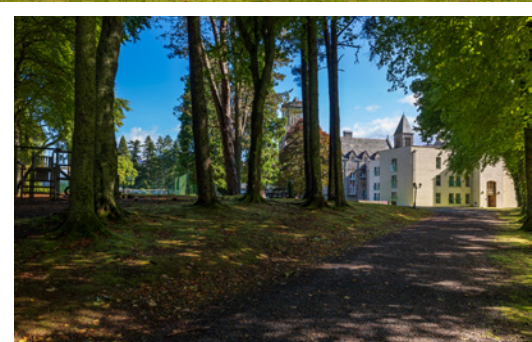


BEDROOM 2

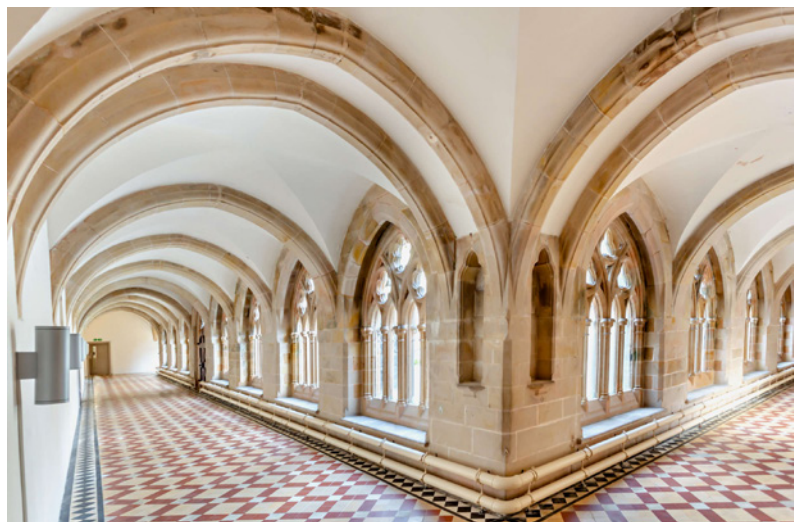


20 The Abbey Church beckons you into a realm of refined living – be it your primary residence, holiday home, or an attractive holiday let. Here, contemporary luxury harmonises effortlessly with historic charm, creating a haven of comfort and style. On-site letting management companies are available, offering a comprehensive service for property rentals, particularly suited for those exploring the holiday let avenue; note that an annual service charge applies.

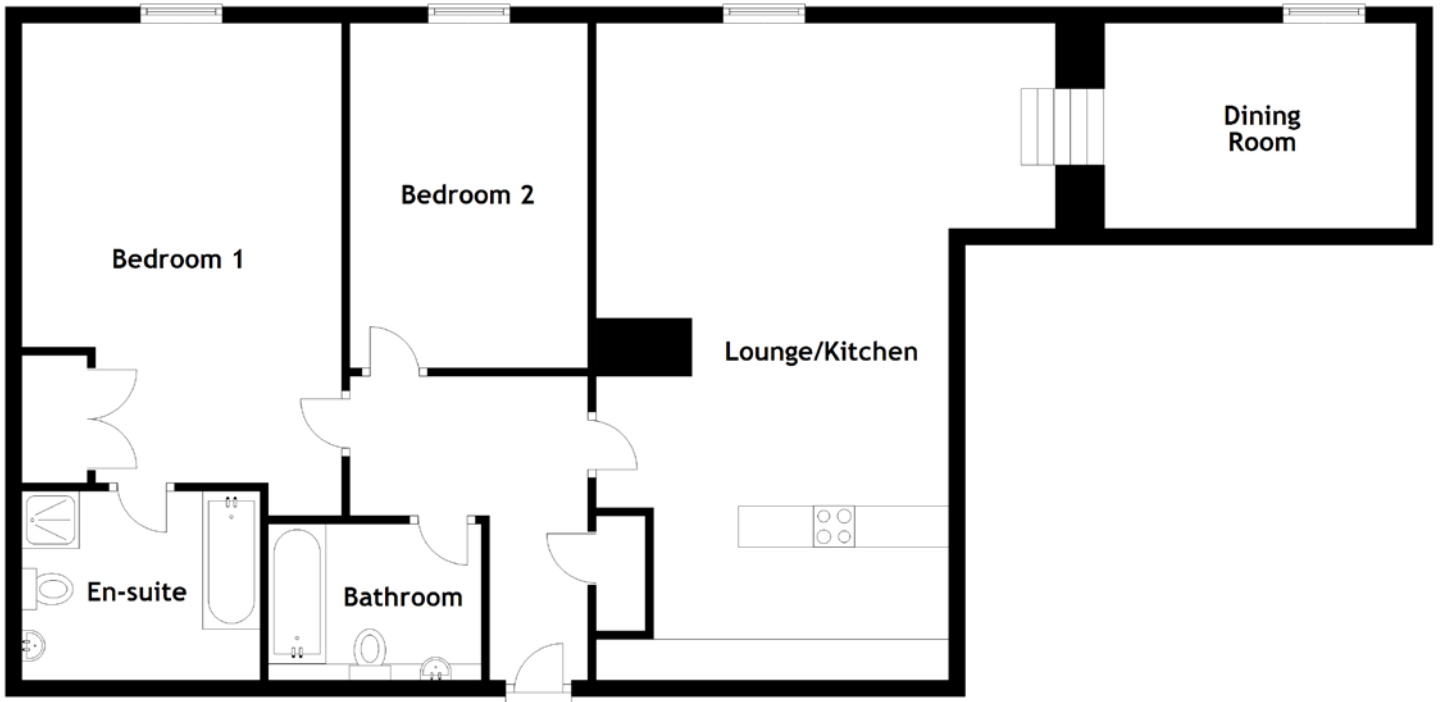
EXTERNALS



THE HIGHLAND CLUB



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Bedroom 1 6.00m (19'8") x 3.90m (12'10")
 Bedroom 2 4.20m (13'9") x 2.90m (9'6")
 Lounge/Kitchen 7.80m (25'7") x 5.60m (18'4")
 Bathroom 2.60m (8'6") x 1.91m (6'3")

En-suite

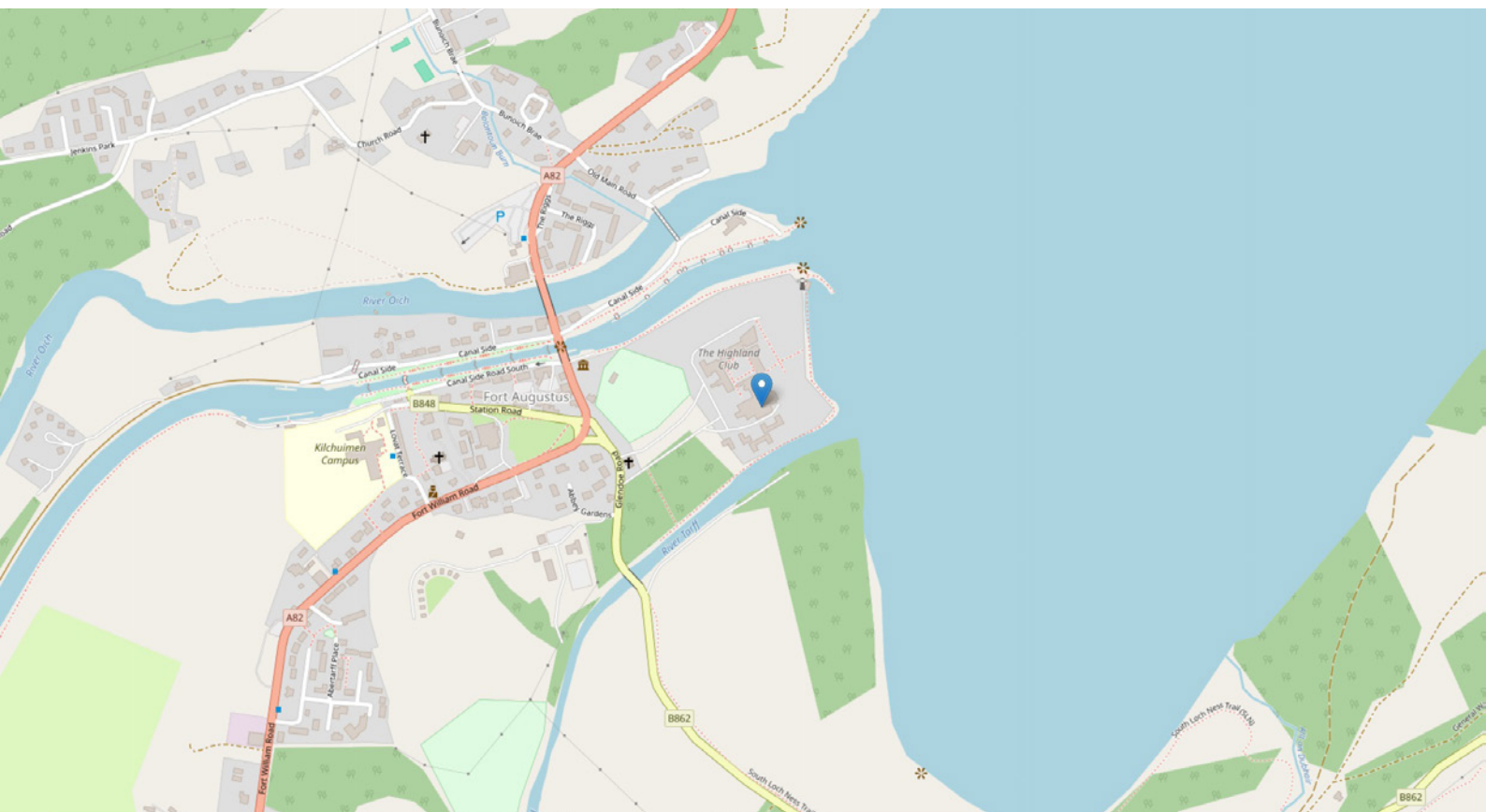
2.80m (9'2") x 2.30m (7'7")

Dining Room

3.80m (12'6") x 2.50m (8'3")

Gross internal floor area (m²): 105m²

EPC Rating: C



THE LOCATION

Nestled in the picturesque village of Fort Augustus, The Highland Club stands as a prestigious development set within the meticulously transformed former Benedictine Abbey. This remarkable complex is home to an array of exquisitely designed apartments and charming cottages, offering an exclusive residential experience.





Fort Augustus, a bustling tourist hub, surrounds this exceptional property, providing a welcoming atmosphere filled with quaint cafes, inviting restaurants, and lively bars. The Caledonian Canal gracefully winds through the village, offering a captivating spectacle as boats, barges, and yachts sail through daily.

Ideally situated just thirty miles from Inverness, The Highland Club presents an ideal second home or peaceful retreat from urban life, with excellent transportation links via rail and air. For those seeking adventure, Fort William, often dubbed the "Outdoor Capital of Europe," lies thirty miles to the south, offering skiing, fine dining at Inverlochry Castle, Ben Nevis climbing, and the awe-inspiring beauty of Glencoe.

With modern luxury and breathtaking Scottish scenery, The Highland Club provides the perfect base for a comfortable, serene, and enriched lifestyle..

FORT AUGUSTUS ABBEY

Standing proudly on the shores of Loch Ness, this historic edifice has served as a military garrison, a Benedictine monastery, and a boys' school. Today, it reigns as one of the most luxurious leisure complexes in northern Scotland. Its grounds, spanning over twenty acres, are embraced on three sides by the serene waters of Loch Ness and the meandering Caledonian Canal.

THE HIGHLAND CLUB

Owning a property at The Highland Club is a gateway to an extraordinary lifestyle. Beyond your residence, you gain access to a world-class array of amenities, including an indoor heated swimming pool, a rejuvenating beauty spa, a fully-equipped gym, saunas, and steam rooms. Additional offerings include a barbecue area, a children's adventure playground, a tennis court, boat moorings, trout fishing, a club room with a snooker table, and an on-site Boat House restaurant overlooking the enchanting shores of Loch Ness.


McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01397 600 006

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.