

# Lodge 1, The Sanctuary

FORT AUGUSTUS, HIGHLANDS, PH32 4BG



*Luxury Swift Whistler Holiday Lodge with hot tub and mountain views in a 12-month holiday park*



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Acknowledged as one of the most desirable holiday lodges available, this Swift Whistler lodge sets the benchmark for luxury holiday living and lifestyle upgrades. Perfectly located on a sought-after 12-month holiday park in the Highlands, this modern and contemporary lodge makes an immediate statement both inside and out. This particular lodge is the star of the park, boasting extensive wrap-around decking that showcases panoramic views of the breathtaking Monadhliath Mountains. To the rear, the decking leads to your private, secluded hot tub, an idyllic spot to relax and unwind after a day's exploring.

# THE LOUNGE



Step inside and the wow factor continues. The relaxing lounge features plush sofas, a media wall and an electric feature fireplace, creating the perfect cosy retreat. Flowing seamlessly into the dining area and stunning designer kitchen, this space is made for entertaining.

# THE KITCHEN & UTILITY

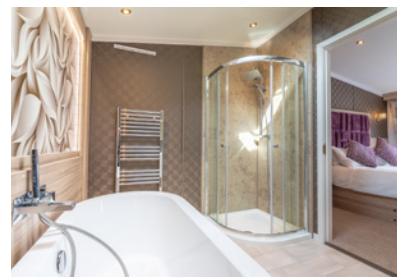
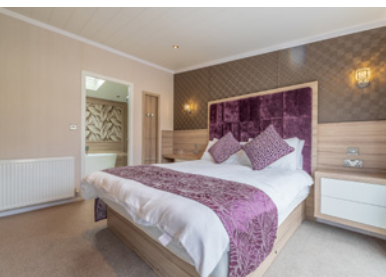


The kitchen includes an island unit with a 5-ring gas burner and hidden extractor, a breakfast bar, integrated fridge-freezer, wine cooler, microwave, and oven, giving you everything you need in your luxury 'home-from-home'. A separate utility room with a washing machine is ideal for keeping the main living space pristine, especially when returning from countryside walks.



The sleeping quarters are just as impressive. The master suite features a king-size bed, a walk-in wardrobe and a truly indulgent en-suite bathroom, complete with a free-standing bath, separate shower, double heated towel rails and a skylight that floods the room with natural light. The second bedroom includes two full-size single beds with wardrobe storage, while the family bathroom echoes the same luxury with a walk-in shower, heated towel rail and vanity unit.

# BEDROOM 1



# BEDROOM 2 & THE SHOWER ROOM



Why choose the Whistler? Enjoy wrap-around decking with stunning mountain views, a private hot tub, and an open-plan lounge, dining, and kitchen area. It features high-spec integrated appliances, a separate utility room, a master bedroom with a walk-in wardrobe and luxury en-suite, and a second twin bedroom with a family bathroom. All this is situated in a 12-month holiday park (not residential). This luxury holiday lodge with a hot tub truly is something special, and opportunities like this do not come around often. Call us today to arrange your viewing and avoid disappointment.

Please note: This property is located in a leisure park and cannot be used as a permanent residence. Licence agreements and annual fees apply.

Important Information: McEwan Fraser Legal has not tested any apparatus, equipment, fixture, fittings or services, and does not verify they are in working order or within the ownership of the sellers. Buyers are advised to undertake their own investigations at the point of purchase.

# EXTERNALS



# THE LOCATION

Fort Augustus is a vibrant tourist destination, offering a warm welcome with its charming cafés, hotels, restaurants, and bars. The village is well-equipped for residents and visitors alike, featuring both a primary and secondary school, as well as a renowned golf course known for being one of the most challenging nine-hole courses in Scotland.





The picturesque Caledonian Canal flows through the heart of the village, with its impressive series of locks providing a captivating spectacle as boats, barges, and yachts navigate through daily. This ever-changing waterscape draws visitors year-round, adding to the village's lively atmosphere.

Just 30 miles to the north, Inverness offers excellent rail and airport connections, making travel to and from the Highlands seamless. The city is a popular destination from Easter through October, while Fort Augustus remains bustling with travellers throughout the year. To the south, Fort William, the Highlands' second-largest town and famously known as the "Outdoor Capital of Europe," lies just 30 miles away. Here, outdoor enthusiasts can ski or snowboard at Aonach Mor, take on the challenge of climbing Ben Nevis, the UK's highest peak, or marvel at the breathtaking landscapes of Glencoe.



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