




McEwan Fraser Legal

Solicitors & Estate Agents

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12 Courtyard Cottages

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



The Highland Club

ST. BENEDICTS ABBEY, FORT AUGUSTUS, PH32 4DE

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 beautiful sight with the numerous boats, barges and yachts that sail through on a daily basis. A property within the Highland Club is ideal either as a main or second home offering 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.



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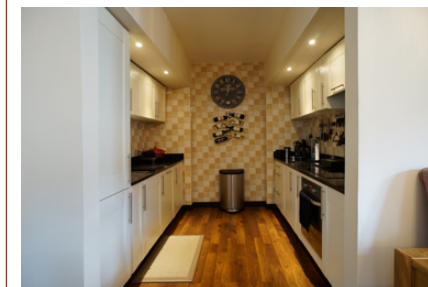


McEwan Fraser Legal is delighted to offer a very rare opportunity to purchase this beautifully presented two-bedroom executive semi-detached villa, located in a modern development in the grounds of Fort Augustus Abbey, next to Loch Ness, within easy commuting distance of both Inverness and Fort William.

The accommodation is constructed over two levels with the lower floor comprising of an entrance vestibule and hallway, open-plan lounge with feature marble fireplace and patio doors to the garden area/dining room/kitchen (kitchen comes with luxury granite work surfaces and includes oven, NEFF induction hob, extractor, fridge freezer, integrated washer dryer and dishwasher), bedroom with deep fitted wardrobes and family shower room with double cabinet. The upper floor consists of a bedroom with fitted wardrobes and a family bathroom with separate shower cabinet.

The property benefits from the provision of double glazing and LPG gas central heating.

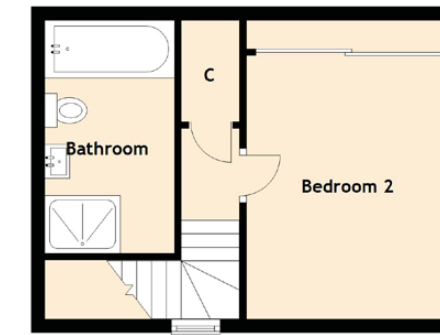
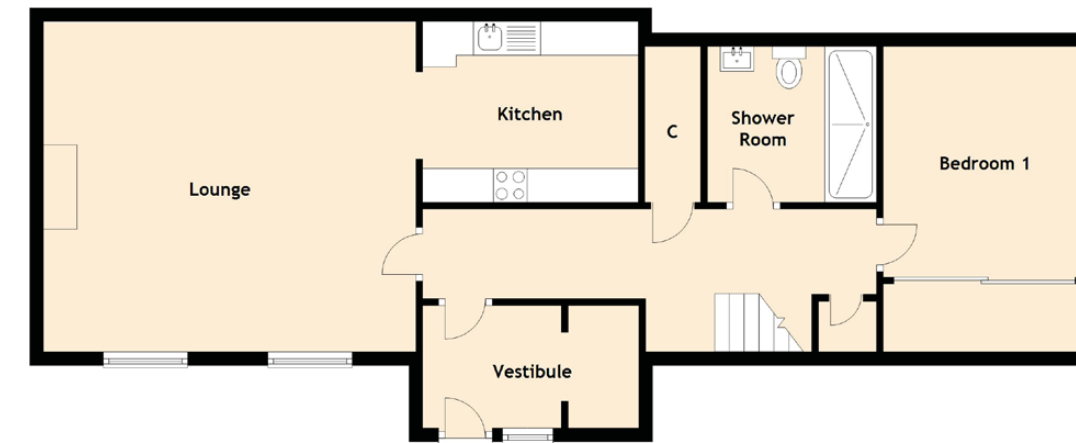
Private off-road parking is provided adjacent to the property.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



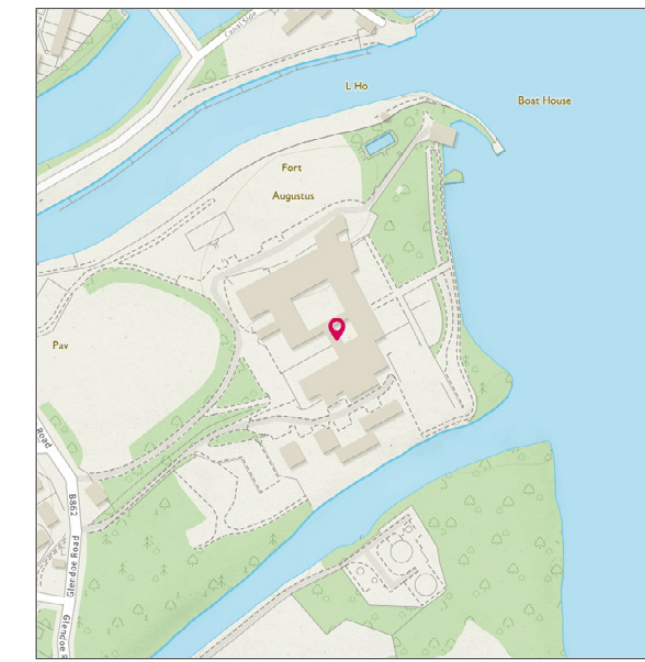
Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|--------------------------------|
| Vestibule | 3.21m (10'6") x 1.82m (6') |
| Lounge | 5.53m (18'2") x 4.90m (16'1") |
| Kitchen | 3.20m (10'6") x 2.68m (8'10") |
| Bedroom 1 | 3.42m (11'3") x 3.01m (9'11") |
| Bedroom 2 | 3.90m (12'10") x 3.03m (9'11") |
| Bathroom | 3.45m (11'4") x 1.92m (6'4") |
| Shower Room | 2.51m (8'3") x 2.31m (7'7") |

Gross internal floor area (m²): 110m²

EPC Rating: C

Extras (Included in the sale): Fitted blinds and white goods.



THE HIGHLAND CLUB

A monthly management charge of (currently) £261 applies to the property. This also gives membership to The Highland Club with access to first class leisure facilities 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.

This property is currently being used as a permanent home but also has excellent letting potential with the option of being a holiday home. Management services are based on-site providing holiday and letting servicing if required.




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Text and description
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Professional photography
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Photographer



Layout graphics and design
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