

10 The Moat House

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



*CHARMING HIGHLAND LIVING BY LOCH NESS, A
PERFECT HOME, RETREAT, OR INVESTMENT IN THE
HIGHLAND CLUB*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





A charming one-bedroom, 1½ storey house within The Highland Club at Fort Augustus, just moments from Loch Ness. Full of character, this appealing home is one of only two of the original abbey residences with its own private entrance.

Set over two levels, the ground floor offers a hallway leading to a bright open-plan lounge, dining, and kitchen area, ideal for relaxing or entertaining. The kitchen features granite work surfaces and comes with a gas hob, oven, microwave, fridge, freezer, and washing machine. A bathroom with shower over bath completes this floor.

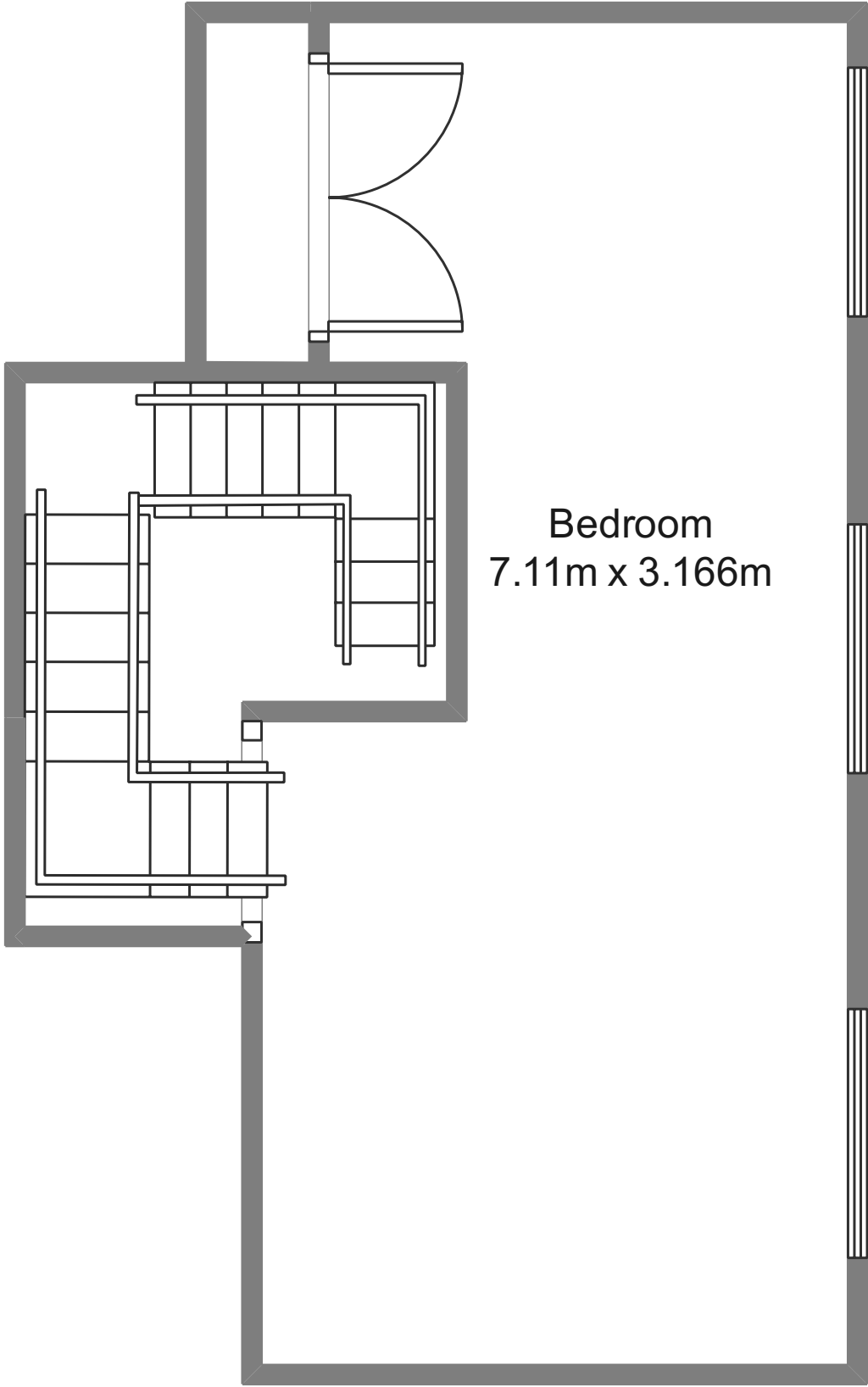






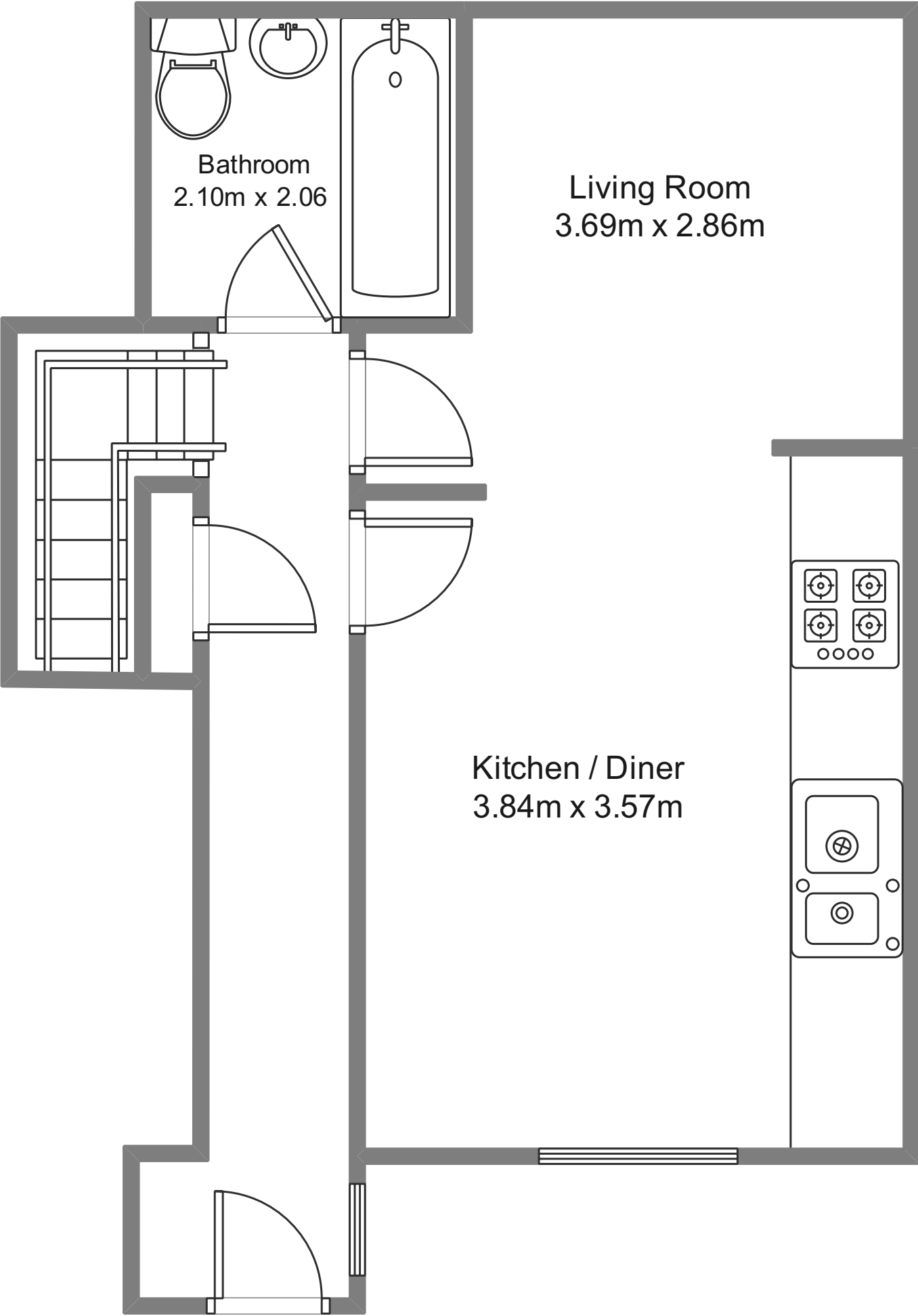
Upstairs, the king-size bedroom provides a peaceful retreat with a dressing area.

Currently run as a successful holiday let, the property is being sold fully furnished. On-site management companies offer rental services, and an annual service charge applies.



Bedroom
7.11m x 3.166m

Gross internal floor area (m²): 73m²
EPC Rating: D



Bathroom
2.10m x 2.06

Living Room
3.69m x 2.86m

Kitchen / Diner
3.84m x 3.57m



The Highland Club is a prestigious development within the former Fort Augustus Abbey, enjoying a prime position on the shores of Loch Ness. Residents benefit from beautifully maintained grounds, centuries of history, and a unique setting that blends heritage with modern living.

An ideal permanent residence, holiday retreat, or investment, this home combines character, comfort, and convenience.

THE LOCATION

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 most beautiful sight with the numerous boats, barges and yachts that sail through on a daily basis. Property within the Highland Club is ideal as a second home or 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.



FORT AUGUSTUS ABBEY

Easily identifiable as one of the most iconic and historic buildings on the shores of Loch Ness it was originally a military garrison latterly becoming a Benedictine monastery and finally a public school for boys. Now, it is one of the most luxurious leisure complexes in the North of Scotland and is home to a number of deluxe holiday apartments offering splendid on-site facilities within the heart of the beautiful highland village of Fort Augustus. The grounds extend to over twenty acres and are bordered on three sides by Loch Ness and the Caledonian Canal.

THE HIGHLAND CLUB

A home at The Highland Club is no ordinary home. Your new property offers you a ready-made lifestyle with first-class facilities at your fingertips. When you purchase a property here, you are also buying into the facilities that are on offer 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARIE WOOD
Surveyor



Layout graphics and design
ALAN SUTHERLAND
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.