



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**FLAT 11, THE RAVEN WING**

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

# The Location

Situated in the picturesque village of Fort Augustus, The Highland Club is an exclusive development located within the transformed former Benedictine Abbey, which is now 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 with numerous boats, barges and yachts sailing through on a daily basis. A property within the Highland Club is ideal as a second home or a sanctuary away from the hustle and bustle of urban life. With Inverness 34 miles away, travel to and from your new home is never an issue given the excellent rail and airport links now available from the city. Fort William, the second largest town in The Highlands after Inverness, widely regarded as the “Outdoor Capital of Europe”, is also conveniently situated 32 miles to the 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.

## **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. It is now 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 20 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 finger-tips. 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 & 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.



# The Property

Flat 11, The Raven Wing is a luxurious two-bedroom modern first floor apartment with views over the grounds of The Highland Club towards The Caledonian Canal. The accommodation has been designed and built to the highest quality standards and is tastefully decorated.

The accommodation consists of: a bright open-plan and very spacious lounge/dining/kitchen area overlooking the extensive Abbey gardens. The kitchen area is fitted to a very high specification being finished with granite worktops and includes gas oven & electric hob, microwave, fridge, freezer, dishwasher & washing machine, two large bedrooms (master with en-suite shower, WC & hand basin) and family bathroom. Access to the property is via the cloisters.

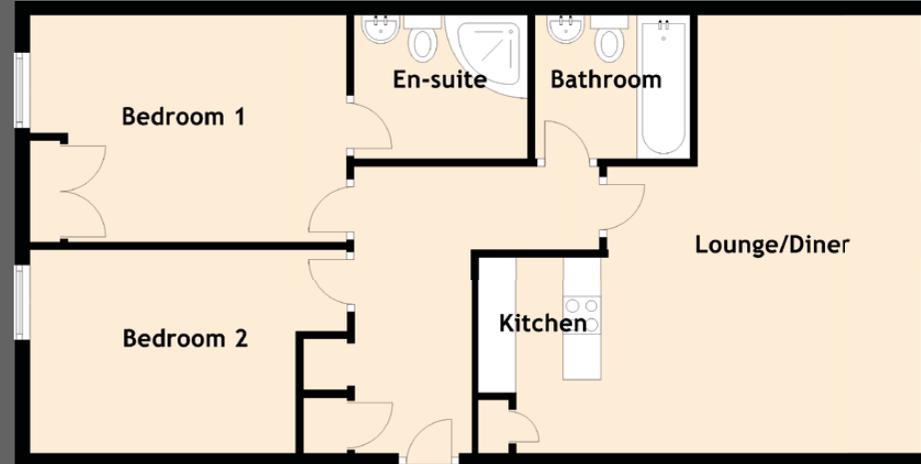
This apartment currently operates as a successful holiday letting business with the sale to include all contents that will allow the business to continue with a seamless transfer (subject to negotiation). A number of letting management companies are available on-site and offer a complete management service for the rental of your property. Annual service charge applies.

The property would also make as a beautiful permanent home.





# Specifications & Details

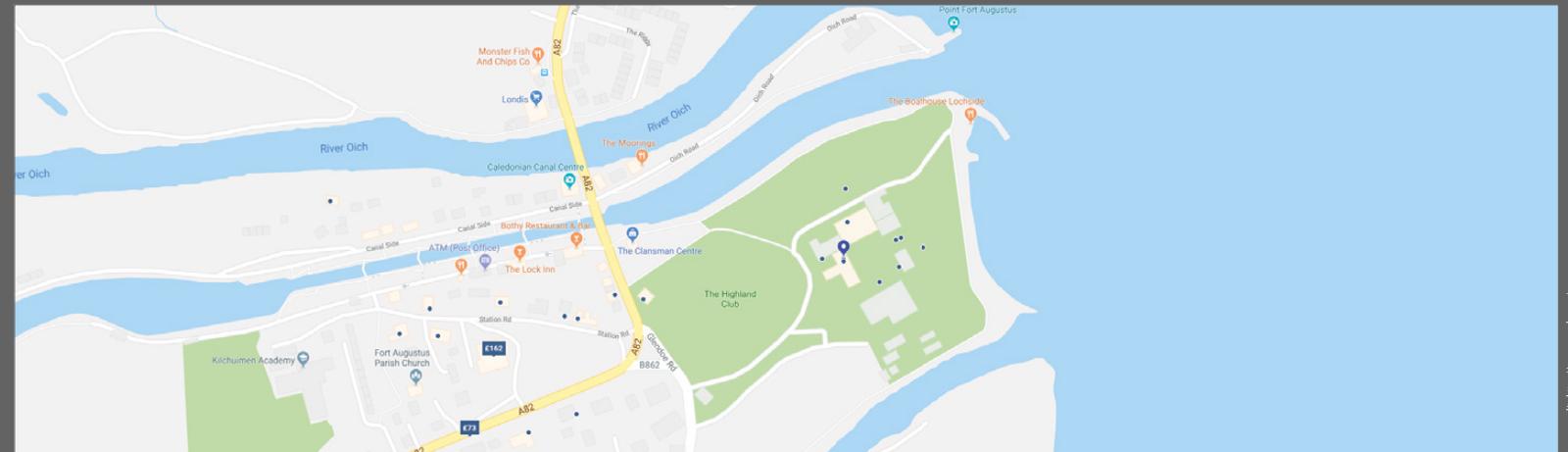


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.80m (19') x 4.30m (14'1")
Kitchen	2.60m (8'6") x 1.63m (5'4")
Bedroom 1	4.20m (13'9") x 3.00m (9'10")
Bedroom 2	4.20m (13'9") x 2.60m (8'6")
En-suite	2.30m (7'7") x 1.90m (6'3")
Bathroom	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Gas oven & electric hob, microwave, fridge, freezer, dishwasher & washing machine. Furniture and other contents may be available subject to negotiation.





  
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