



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Moat House 10, The Highland Club

ST BENEDICT'S ABBEY, FORT AUGUSTUS, HIGHLAND, PH32 4BJ

FORT AUGUSTUS

HIGHLAND, PH32 4BJ

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.

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. 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 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 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.





MOAT HOUSE 10, THE HIGHLAND CLUB

ST BENEDICT'S ABBEY, FORT AUGUSTUS,
HIGHLAND, PH32 4BJ

McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this luxury one-bedroom 1 1/2 storey house situated close to the edge of Loch Ness in The Highland Club at Fort Augustus. The property is almost unique due to the fact that it is one of only two of the original abbey properties to have its own private entrance door.

The accommodation is built over two levels with the ground floor consisting of a hallway, spacious lounge/dining/kitchen area and bathroom with over shower. The kitchen comes with granite work surfaces, gas hob, oven, microwave, fridge, freezer and washing machine.

The upper floor contains the king-size bedroom with dressing area.

This apartment is currently operated as a successful holiday letting business with the sale includes the contents, if required, to allow the venture to continue uninterrupted. Various management companies are based on-site and offer a management service for the rental of your property. An annual service charge applies.

The property would also make a lovely permanent residence or vacation home.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

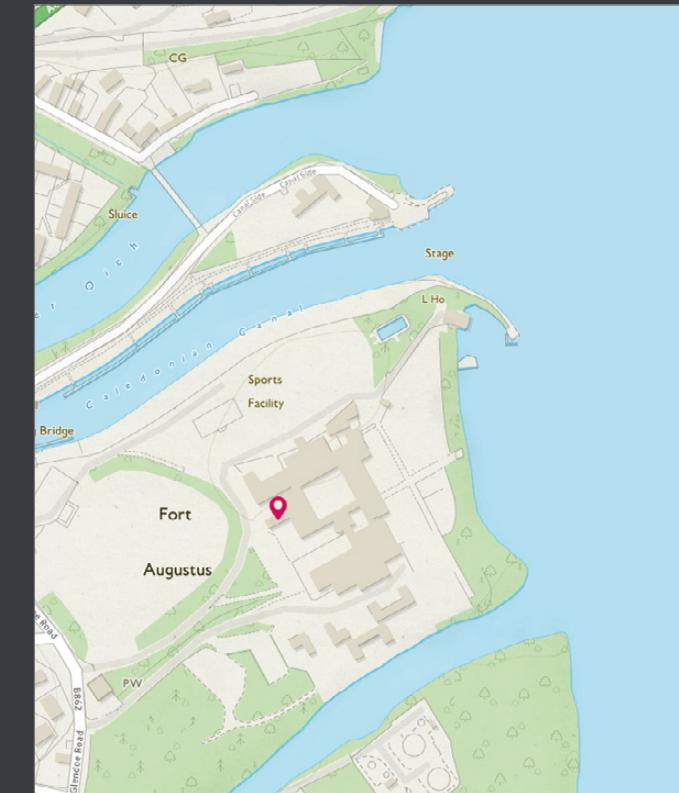


Approximate Dimensions (Taken from the widest point)

Lounge	2.90m (9'6") x 2.80m (9'2")
Kitchen/Diner	4.10m (13'5") x 3.50m (11'6")
Bedroom	7.10m (23'4") x 4.00m (13'1")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 65m² | EPC Rating: E

Extras (Included in the sale): Gas hob, oven, microwave, fridge, freezer and washing machine. Furniture and other contents.






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**Part
Exchange
Available**

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Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer