




McEwan Fraser Legal

Solicitors & Estate Agents

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8 Moat House

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

THE LOCATION

Fort Augustus

Situated in the picturesque village of Fort Augustus, The Highland Club is an exclusive development found within the transformed former Benedictine Abbey, which is now home to a collection of beautifully appointed apartments and cottages. Situated 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 many boats, barges and yachts sailing through daily. 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 is 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 glorious 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 several 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 lifestyle with first-class facilities. 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 the on-site Boat House restaurant overlooking the shores of Loch Ness



8 MOAT HOUSE

The Highland Club

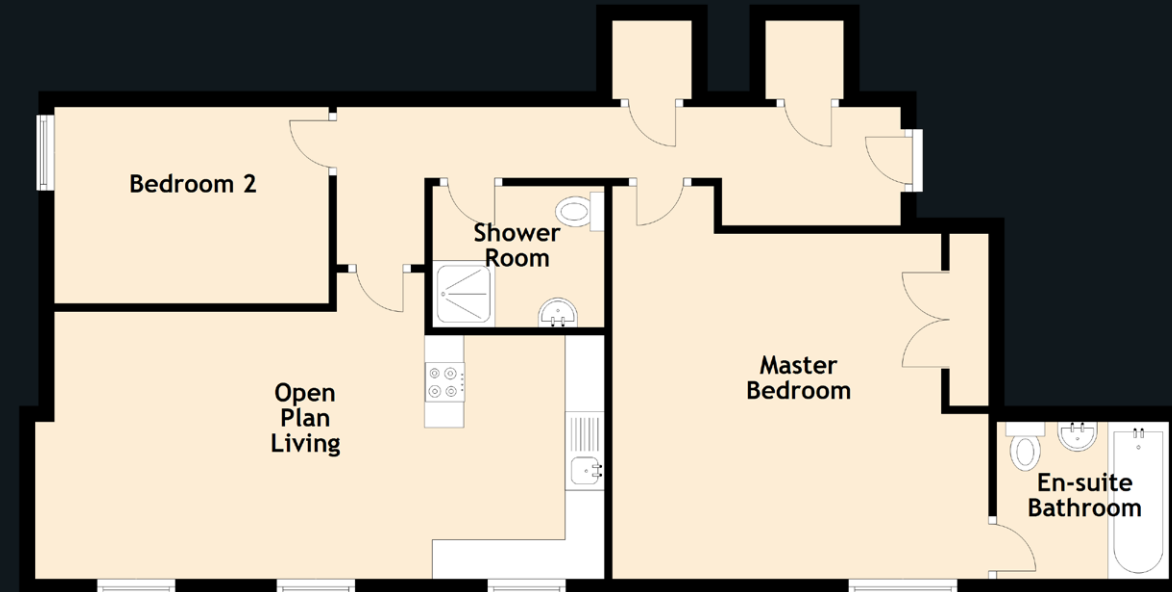
8 Moat House is a luxurious two-bedroom modern upper-floor apartment with views over the stunning inner quadrangle of The Highland Club. The apartment has been designed and built to the highest standards and is elegantly decorated.

The accommodation comprises a bright open-plan and spacious lounge/dining/kitchen area. The kitchen area is fitted to a high specification finished with granite worktops and includes AEG gas hob & electric oven, microwave, fridge/freezer, dishwasher & washer/dryer - one exceptionally large bedroom with good storage and en-suite shower over bath, WC & hand basin, and a smaller bedroom (presently used as an office) - a family bathroom completes the apartment.

Current & Future Potential

The apartment currently runs as a private holiday home however it could easily function as a letting business with the sale to potentially include contents (subject to negotiation) that would allow a business to begin with only a limited investment. Several letting management companies function on-site and offer a complete service for the rental of your property. The property would also make a beautiful permanent residence. Annual service charge applies.

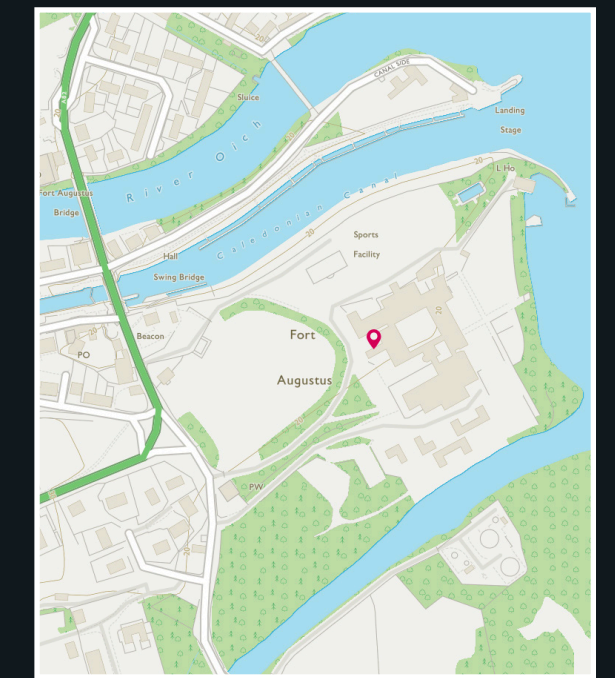
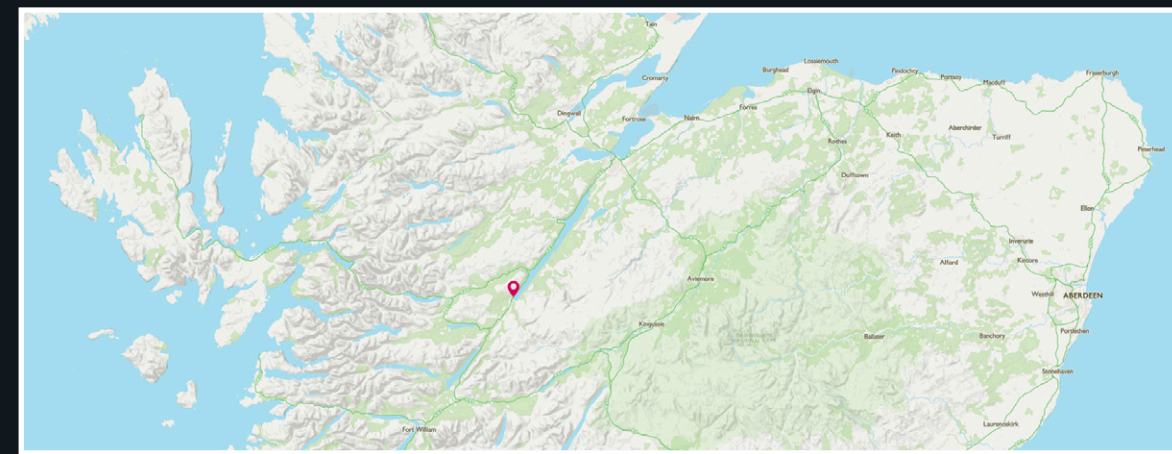




Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.90m (22'8") x 3.90m (12'10")
Master Bedroom	5.10m (16'9") x 4.80m (15'9")
En-suite Bathroom	2.20m (7'3") x 2.00m (6'7")
Bedroom 2	3.50m (11'6") x 2.50m (8'2")
Shower Room	2.20m (7'3") x 1.80m (5'11")

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





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