

Flat 5, Moat House

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



A stunning two-bedroom duplex apartment in one of the most stunning buildings in the Highland club



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



5 Moat House is a luxurious two-bedroom modern upper-floor duplex apartment set over two floors at the top of the Moat house, one of the most stunning and architecturally pleasing buildings in the prestigious Highland Club. The apartment has been designed and built to the highest standards and is elegantly decorated throughout, allowing for someone to start enjoying their new surroundings from day one with no delay.

THE LOUNGE



On the entry floor of accommodation, you will find a spacious lounge area with tree-lined views towards Fort Augustus and a separate kitchen which is fitted to a high specification and includes a gas hob and electric oven, microwave, fridge/freezer, dishwasher and washer/dryer.



THE KITCHEN



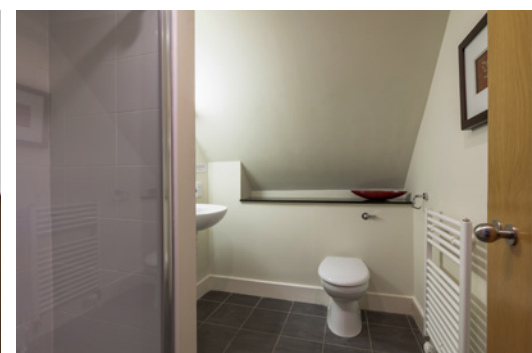


Once you have ventured upstairs you will find a small snug area which currently serves as a separate extra sleeping area when required, but could also be an office for anyone needing a workspace. You will also find a family bathroom and two double bedrooms, The master bedroom boasts a spectacular stone quatrefoil window so you can wake up to stunning views of the surrounding hills, as well as an en-suite shower room and ample storage in the bespoke fitted wardrobes.

THE BATHROOM



BEDROOM 1

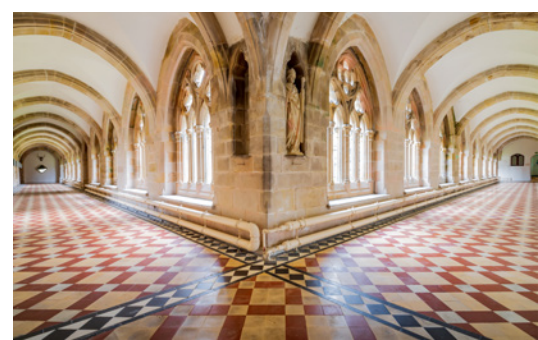


BEDROOM 2



The apartment has served as an excellent holiday home and a successful holiday let business for the current owners. They are open to selling the apartment fully furnished (subject to negotiation and offer amount) 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. Annual service charge applies.

THE HIGHLAND CLUB



FLOOR PLAN, DIMENSIONS & MAP

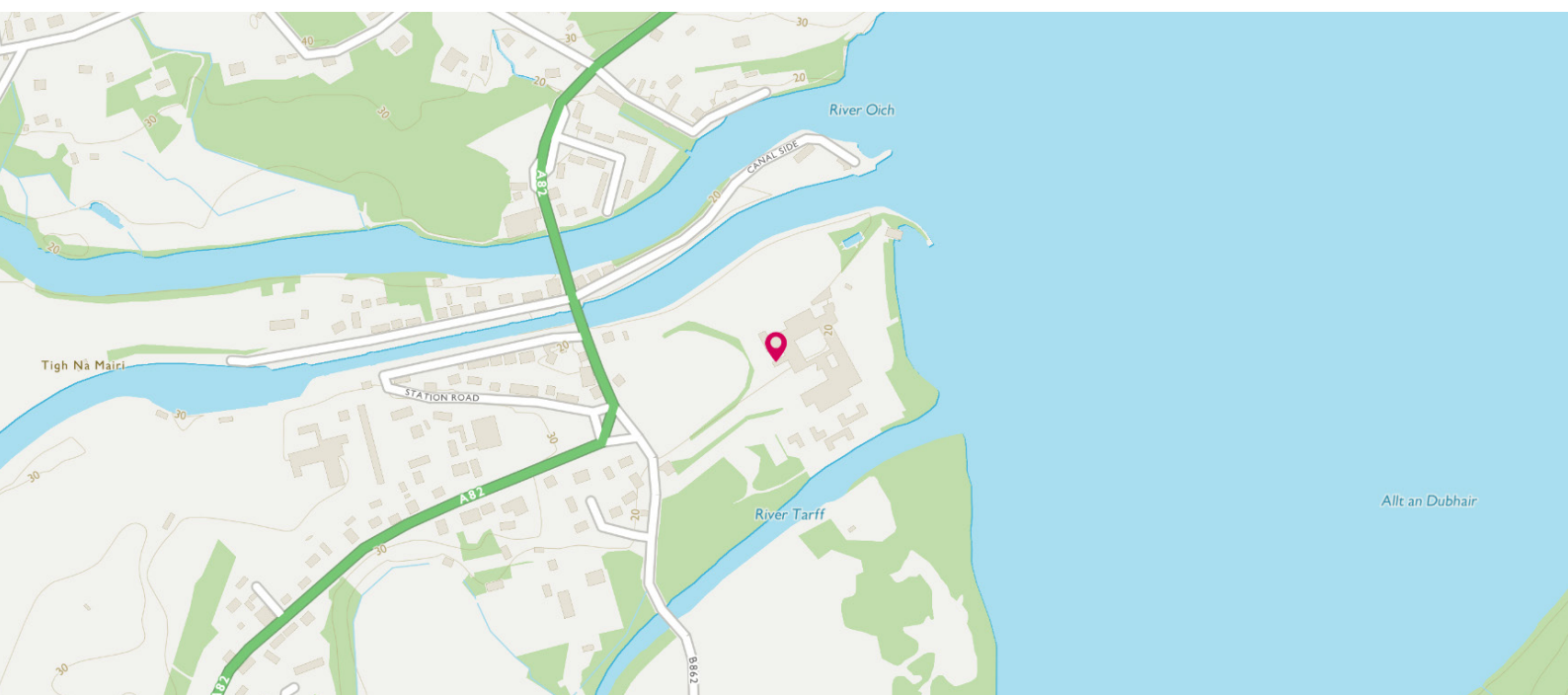


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner 5.60m (18'4") x 4.40m (14'5")
Kitchen 2.30m (7'7") x 2.30m (7'7")
Bedroom 1 4.70m (15'5") x 3.60m (11'10")

En-suite 2.30m (7'7") x 1.80m (5'11")
Bedroom 2 3.60m (11'10") x 2.50m (8'2")
Bathroom 2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 99m²
EPC Rating: D



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.

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.


McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01463 211 116
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**



Text and description
CRAIG PETERS
 Surveyor



Layout graphics and design
ALLY CLARK
 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.