

# 6 The Old School

HIGHLAND CLUB, FORT AUGUSTUS, PH32 4BJ



*A stunning 2 bedroom 2 bathroom luxury apartment in  
the prestigious Highland club, Fort Augustus*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Discover the epitome of luxury living at 6 The Old School, a prestigious residence nestled within the Highland Club development in Fort Augustus. Set against the meticulously transformed former Benedictine Abbey, this 2-bedroom, 2-bathroom apartment presents a rare blend of opulence and investment potential, making it an ideal choice for personal enjoyment and a lucrative holiday let opportunity in the stunning North of Scotland.

# THE LIVING & DINING ROOMS



Step into a meticulously maintained property boasting a dining area with steps leading up to the living room, creating an inviting space for entertaining. Additional features include a well-equipped kitchen with a breakfast seating area.



# THE KITCHEN





There are two bedrooms, with the primary bedroom featuring an en-suite bathroom complete with a bath suite and shower cubicle. A further separate three-piece shower room completes the accommodation internally.

# BEDROOM 1





# BEDROOM 2





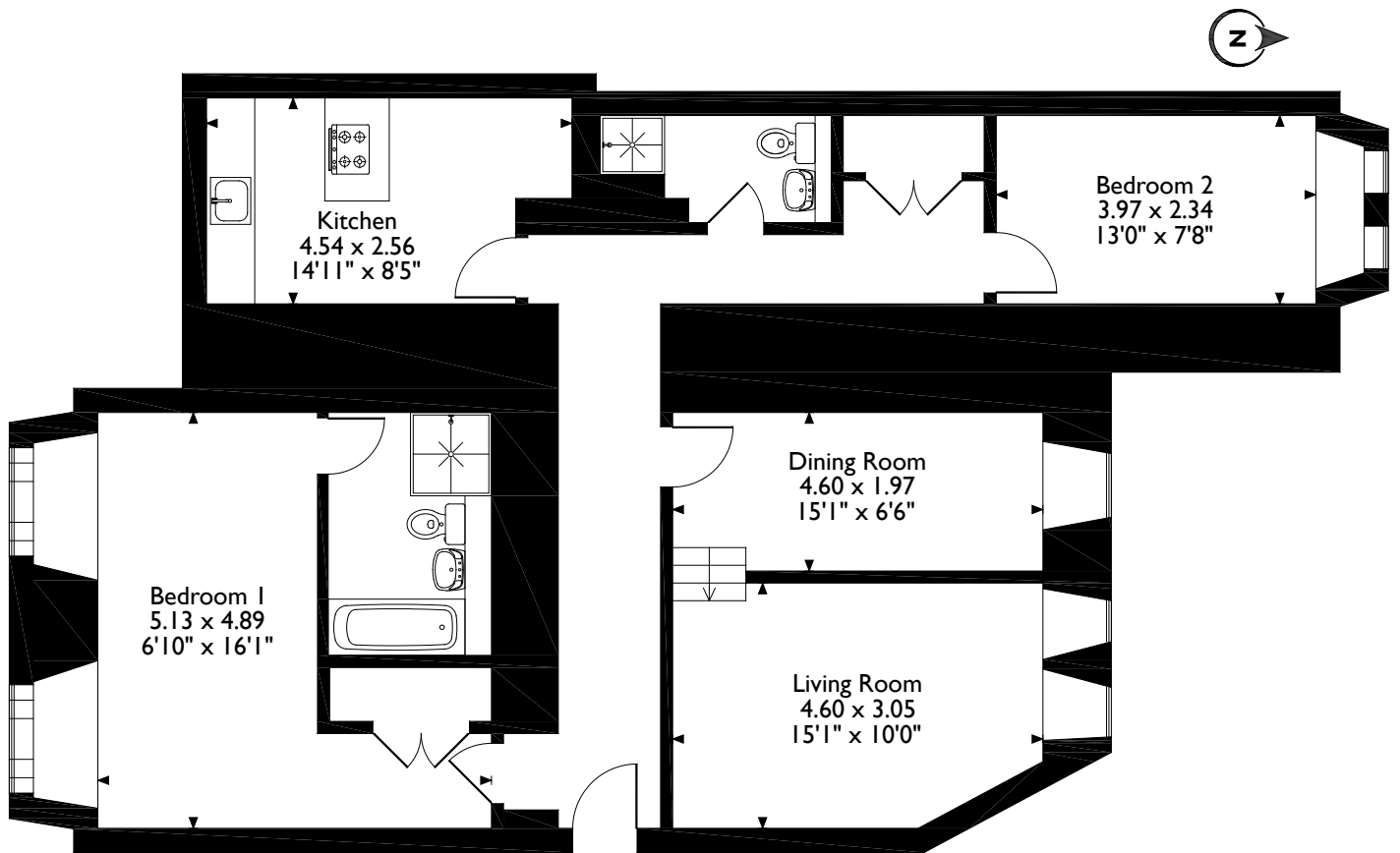
Indulge in the comfort and sophistication of 6 The Old School, where every detail has been thoughtfully curated to offer an exceptional living experience. Whether seeking a personal retreat or a wise investment, this property welcomes you to the charm and allure of the Highland Club in the heart of Fort Augustus.

# EXTERNALS



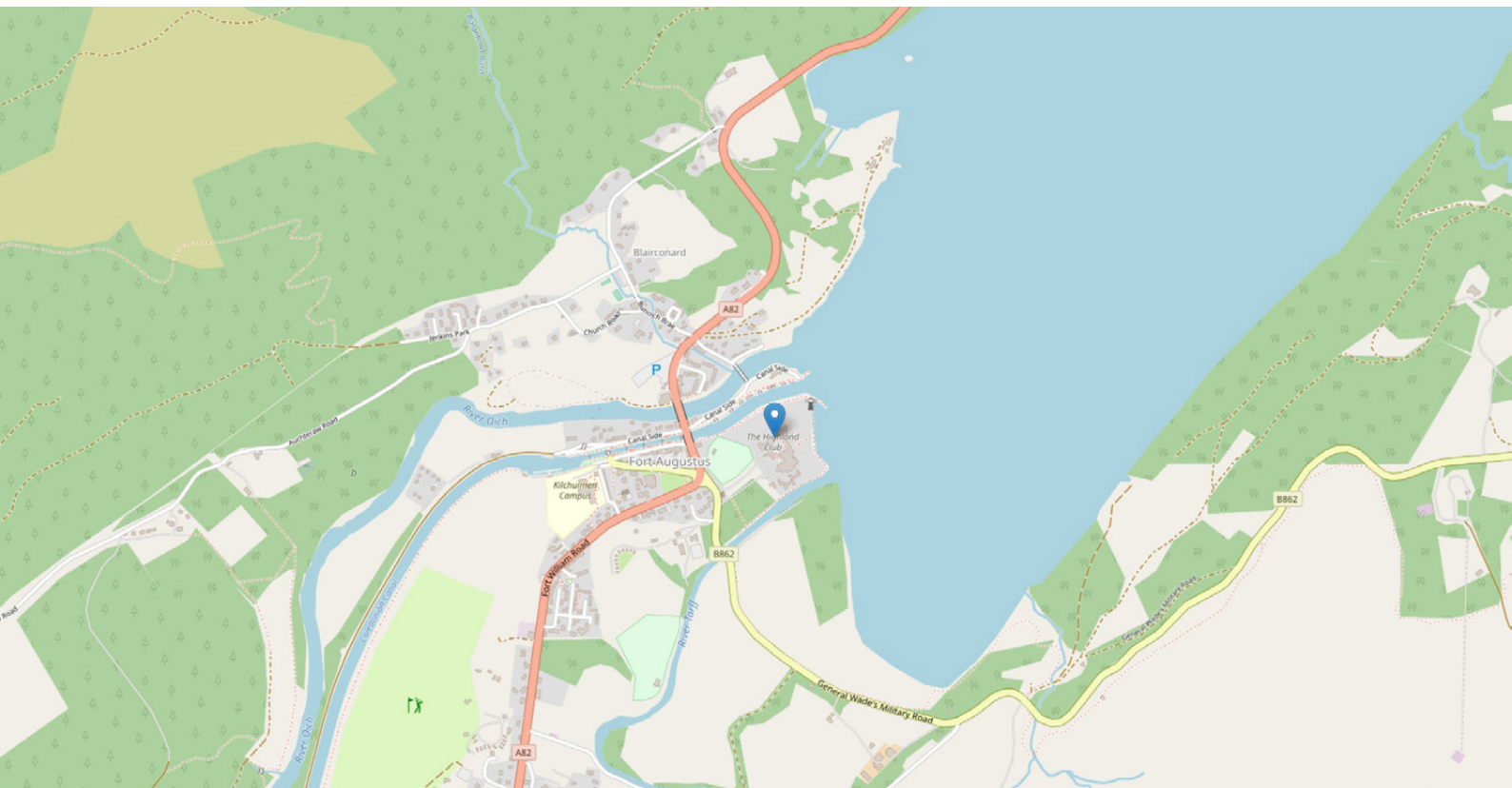


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup> | EPC Rating: D





Immerse yourself in the exclusive amenities offered by the Highland Club, including a swimming pool and tennis court, creating an enticing destination for holidaymakers. With seamless property management services provided by on-site letting management companies, your investment is set for success. Please note that an annual service charge applies to access these exceptional amenities, ensuring a hassle-free experience for property owners.

# THE HIGHLAND CLUB





# THE LOCATION

Nestled in the picturesque village of Fort Augustus, The Highland Club stands as a prestigious development set within the meticulously transformed former Benedictine Abbey. This remarkable complex is home to an array of exquisitely designed apartments and charming cottages, offering an exclusive residential experience.







Fort Augustus, a bustling tourist hub, surrounds this exceptional property, providing a welcoming atmosphere filled with quaint cafes, inviting restaurants, and lively bars. The Caledonian Canal gracefully winds through the village, offering a captivating spectacle as boats, barges, and yachts sail through daily.

Ideally situated just thirty miles from Inverness, The Highland Club presents an ideal second home or peaceful retreat from urban life, with excellent transportation links via rail and air. For those seeking adventure, Fort William, often dubbed the “Outdoor Capital of Europe,” lies thirty miles to the south, offering skiing, fine dining at Inverlochry Castle, Ben Nevis climbing, and the awe-inspiring beauty of Glencoe.

With modern luxury and breathtaking Scottish scenery, The Highland Club provides the perfect base for a comfortable, serene, and enriched lifestyle..

### FORT AUGUSTUS ABBEY

Standing proudly on the shores of Loch Ness, this historic edifice has served as a military garrison, a Benedictine monastery, and a boys’ school. Today, it reigns as one of the most luxurious leisure complexes in northern Scotland. Its grounds, spanning over twenty acres, are embraced on three sides by the serene waters of Loch Ness and the meandering Caledonian Canal.

### THE HIGHLAND CLUB

Owning a property at The Highland Club is a gateway to an extraordinary lifestyle. Beyond your residence, you gain access to a world-class array of amenities, including an indoor heated swimming pool, a rejuvenating beauty spa, a fully-equipped gym, saunas, and steam rooms. Additional offerings include a barbecue area, a children’s adventure playground, a tennis court, boat moorings, trout fishing, a club room with a snooker table, and an on-site Boat House restaurant overlooking the enchanting shores of Loch Ness.

  
Solicitors & Estate Agents

Tel. 01397 600 006  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Surveyor



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