

Lochview Loft, 16 The Monastery

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



*2 BEDROOM, 2 BATHROOM TOP FLOOR
APARTMENT IN THE PRESTIGIOUS HIGHLAND CLUB*



01397 600 006



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

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.



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 fingertips. 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.

THE PROPERTY

Introducing Lochview Loft, 16 The Monastery, an impeccably maintained and recently renovated top-floor two-bedroom luxury apartment situated within the prestigious Highland Club in Fort Augustus. Positioned on the highest level, this residence affords remarkable views of Loch Ness, providing an idyllic haven for outdoor enthusiasts who also appreciate the contemporary comforts of modern living.

From one side, revel in panoramic vistas of Loch Ness, while the opposite aspect showcases captivating views of the Cloister Gardens, characterised by distinctive stonework, arched windows, and the grand towers of The Abbey. The property's substantial investment potential and the picturesque backdrop make it an optimal choice for personal residency or a lucrative holiday rental in the enchanting North of Scotland.



The apartment itself boasts a chic open-plan kitchen featuring granite worktops and a comprehensive suite of modern appliances. Flowing seamlessly from the kitchen is the open-plan lounge, adorned with stylish wood flooring, a designated dining area, and a generously sized seating space to relish the captivating Loch views.

"...Flowing seamlessly from the kitchen is the open-plan lounge, adorned with stylish wood flooring..."

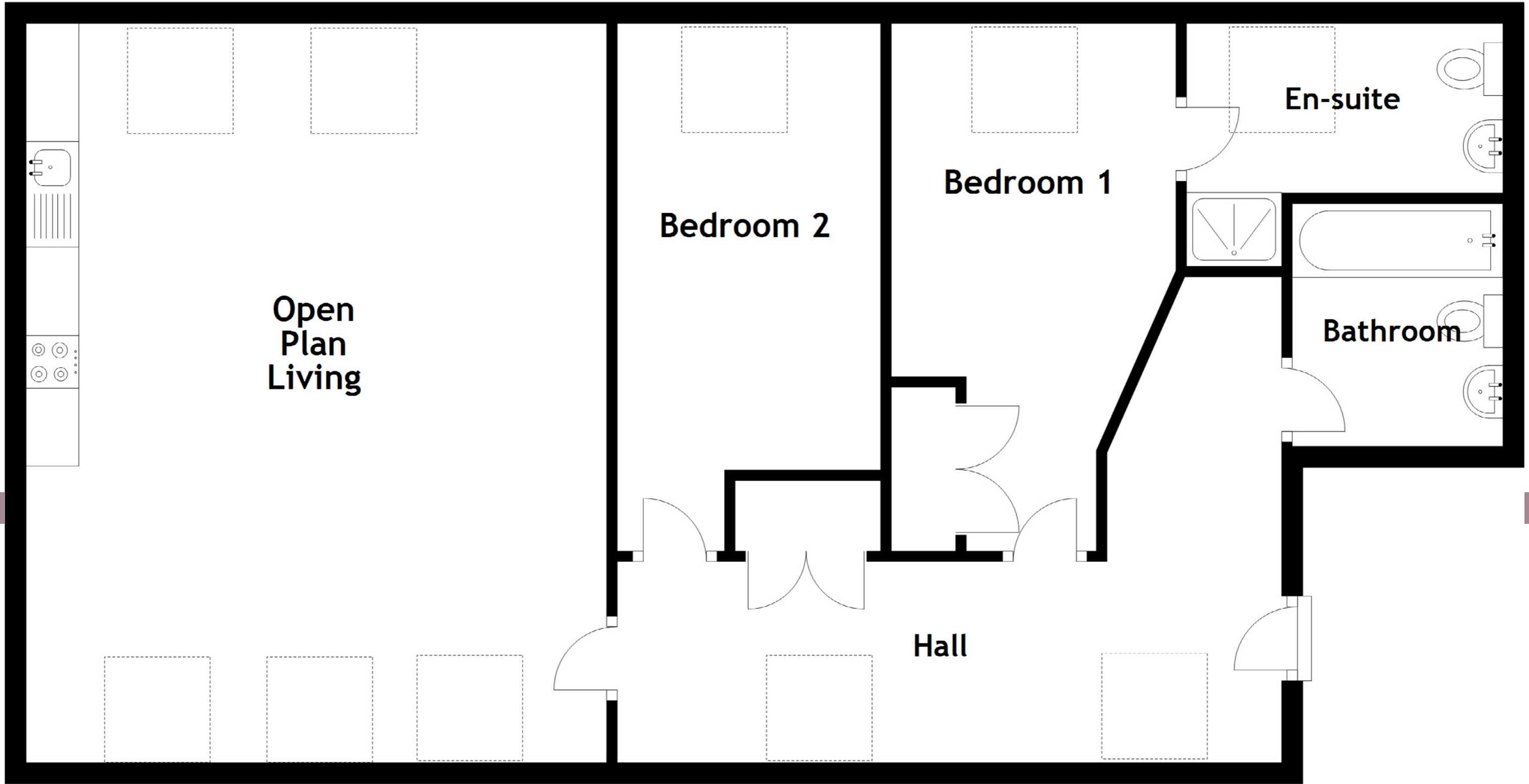




Two double bedrooms provide comfort, with the master bedroom boasting a spacious en-suite shower room, complete with a contemporary walk-in shower cubicle.



Additionally, a family bathroom, featuring a bath suite and overhead shower, concludes the opulent living experience at 16 The Monastery.



16

17

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.00m (23') x 5.50m (18'1")
Bedroom 1	5.00m (16'5") x 2.00m (6'7")
Bedroom 2	5.00m (16'5") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 2.00m (6'7")
En-suite	3.00m (9'10") x 2.30m (7'7")

Gross internal floor area (m²): 95m²
EPC Rating: D

"...revel in panoramic vistas of Loch Ness, while the opposite aspect showcases captivating views of the Cloister Gardens..."



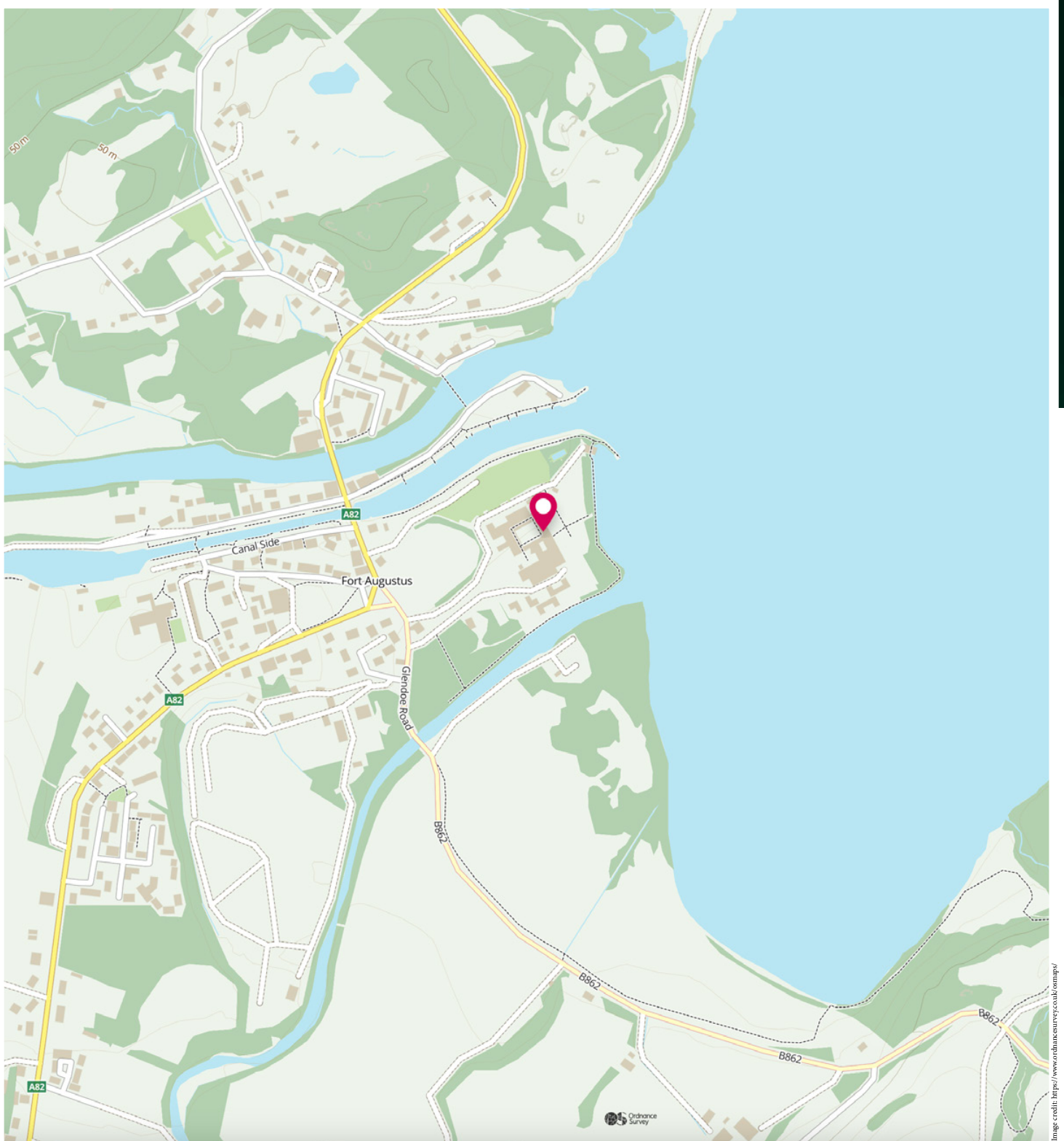


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01397 600 006

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
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.