

# Lodge 13

LOCH NESS HIGHLAND LODGES, INVERMORISTON, INVERNESS, IV63 7YE



*EXPERIENCE LOCHSIDE LIVING AT ITS FINEST IN  
THIS STYLISH TWO-BEDROOM LODGE ON THE  
BANKS OF LOCH NESS*



01463 211 116



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



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





Set along the peaceful shoreline of Loch Ness, Lodge 13 offers a beautifully presented two-bedroom home within the Loch Ness Highland Lodges development. This inviting property enjoys a prime waterside position and delivers a lifestyle defined by comfort, scenery, and a connection to the outdoors.

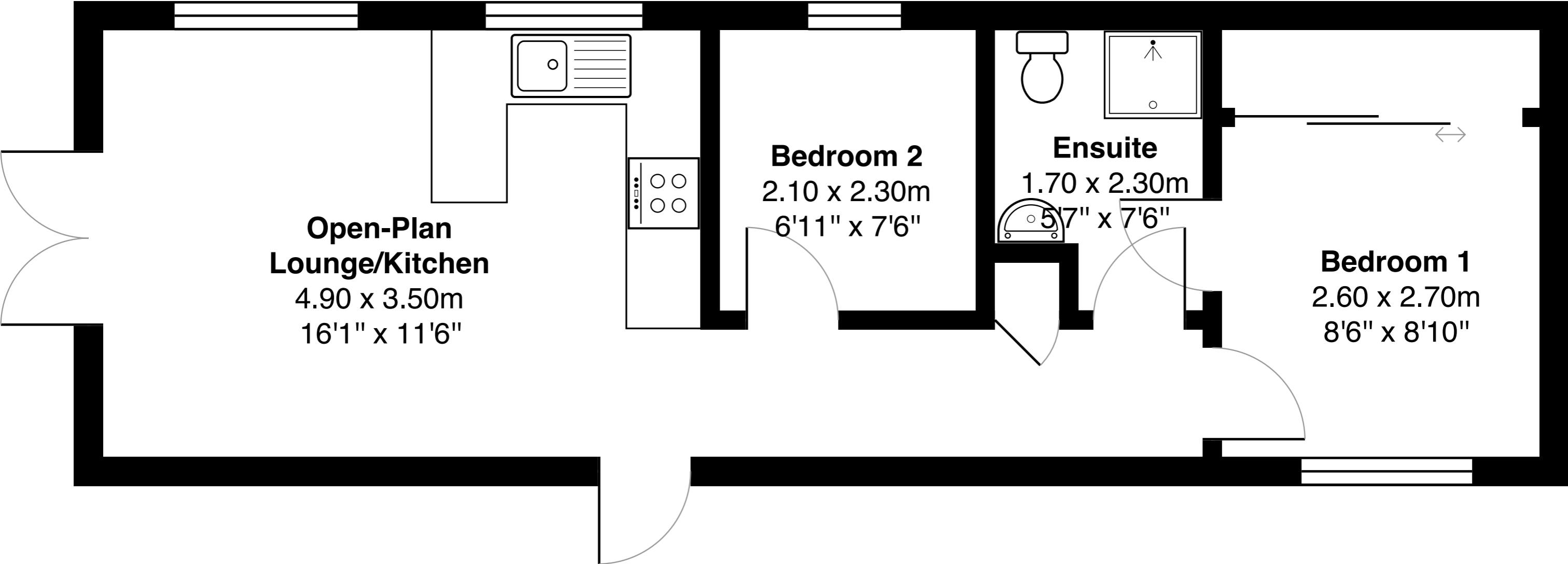
The accommodation has been thoughtfully arranged to make the most of the stunning views. A bright and open-plan living space forms the heart of the home, with a well-equipped kitchen flowing into a relaxed sitting and dining area. Double-glazed doors open directly onto a private deck, where views across the loch create a truly memorable backdrop for outdoor dining, morning coffee or evening sunsets. A private hot tub enhances the appeal of the property, offering a peaceful space to relax and unwind in all seasons.





Inside, the lodge features a double bedroom with a large mirrored wardrobe and direct access to the bathroom. A second bedroom with twin beds provides a practical option for family or guests. The bathroom, which can be accessed from both the hallway and the main bedroom, includes a shower, WC, and wash hand basin. The kitchen is fitted with a tall fridge freezer, gas hob, electric oven, dishwasher and a gas boiler that provides both hot water and central heating.







There is a side entrance for added convenience, and a private parking space sits adjacent to the lodge. The setting combines the comfort of modern accommodation with the natural beauty of the Highlands, all just a short drive from the village of Invermoriston and the larger amenities in Fort Augustus.

Lodge 13 is ideal for those seeking a tranquil holiday home or a peaceful base from which to explore the Highlands. With its exceptional location and comfortable layout, this property is ready to be enjoyed from the moment you arrive.





Located on the western edge of Loch Ness in the Scottish Highlands, this picturesque setting near Invermoriston offers a peaceful retreat amidst the natural beauty of the Highlands. The area is famed for its dramatic landscapes, ancient woodland, and, of course, the world-renowned Loch Ness, which stretches approximately 23 miles and attracts visitors from around the world.

Invermoriston, just a short drive away, is a charming village with essential amenities including a local shop, post office, café, and hotel. Nearby villages such as Drumnadrochit and Fort Augustus provide additional conveniences, including supermarkets, bars, and restaurants. Fort Augustus also offers boat tours on the Caledonian Canal, adding to the range of local attractions.

For those who enjoy outdoor pursuits and water sports in the Highlands, the surrounding area is a haven. Water sports on Loch Ness offer excitement for enthusiasts of all ages and abilities, while miles of trails provide excellent opportunities for hill walking, mountain biking, and wildlife watching. During the winter months, the Nevis Range ski area near Fort William is within reach for skiing and snowboarding enthusiasts.



The location strikes a fine balance between tranquility and accessibility. Inverness, the capital of the Highlands and a hub for retail, culture, and transport, lies just 30 miles to the north and offers a wide range of retail parks, cultural attractions, and medical facilities. Well-connected road, rail, and air links from Inverness provide seamless travel across the UK and beyond.

Whether you are seeking a loch-side holiday home or a family-friendly lodge in the Highlands, this location offers the best of both worlds in the heart of the Highlands, combining breathtaking scenery with easy access to amenities and outdoor adventures.

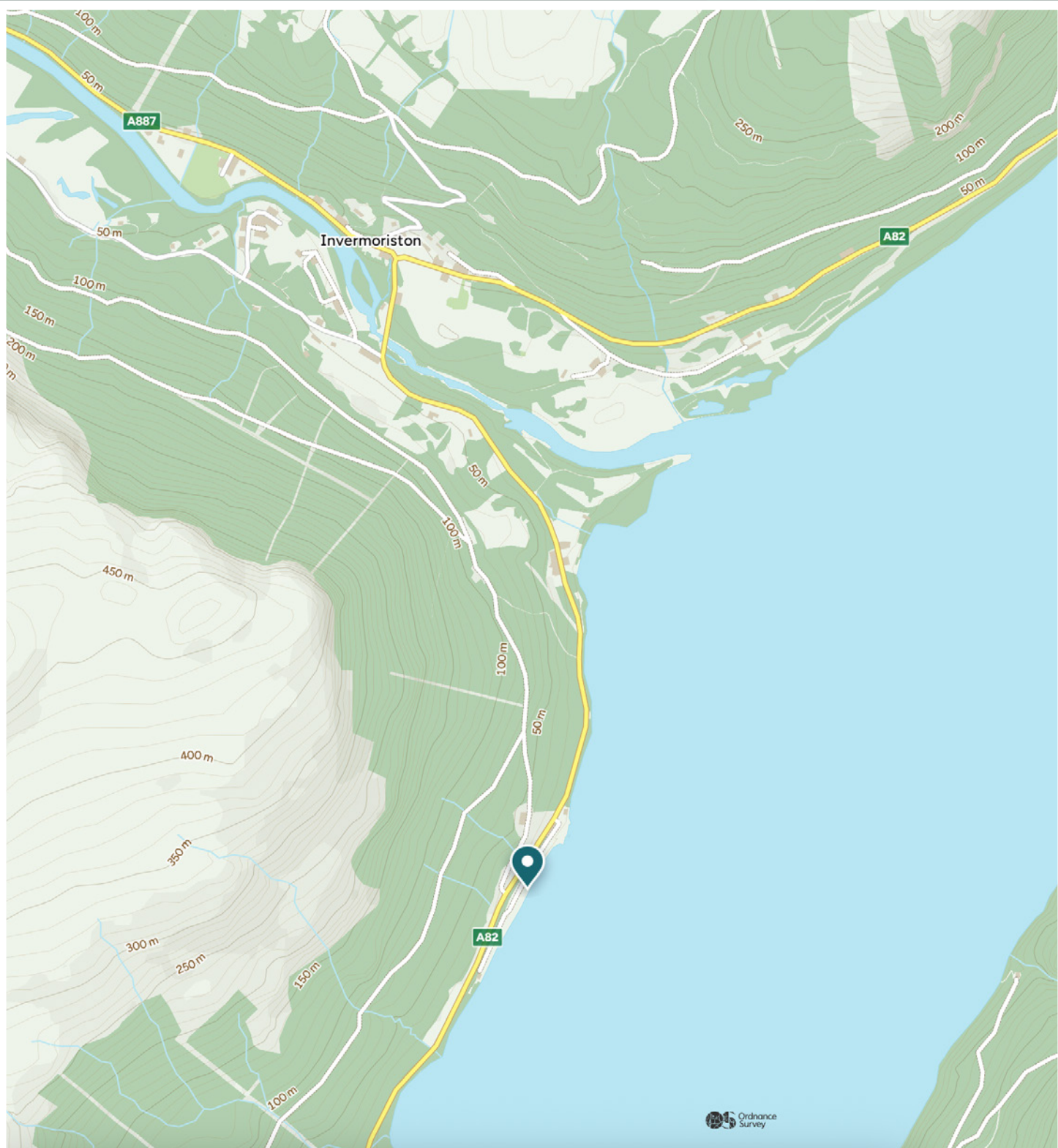


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

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

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

Part  
Exchange  
Available



Text and description  
**MARIE WOOD**  
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.