

9 The Monastery

THE HIGHLAND CLUB, ST BENEDICT'S ABBEY, FORT AUGUSTUS, PH32 4BJ



*A SPACIOUS TWO BEDROOM APARTMENT WITHIN
THE HISTORIC MONASTERY AT THE HIGHLAND CLUB*



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Flat 9 is a spacious mid-floor apartment within The Highland Club, occupying part of the former Benedictine monastery at Fort Augustus. Set within approximately 20 acres of private grounds, the property combines the character and scale of a historic building with the comfort expected from a modern self-catering apartment.

Reaching the apartment involves walking through the original cloisters of the former monastery, creating a memorable approach and a real sense of the building's history before entering the apartment itself.



The apartment has a generous open plan living, dining and kitchen area, with a large stone fireplace providing a strong focal point and a reminder of the building's history. A large bay window creates a particularly appealing place to sit and enjoy the changing views across Loch Ness, with the lounge also benefiting from double aspect outlooks towards the surrounding Highland countryside. There is ample space for comfortable seating and a dining table for six, making this a practical and inviting space for both relaxing and entertaining.



The kitchen has granite worktops and is fitted with a gas hob, electric oven, fridge freezer, dishwasher and washer dryer, with a microwave, kettle and toaster also provided. Wood panelling in the hall adds further character as you move through the apartment.



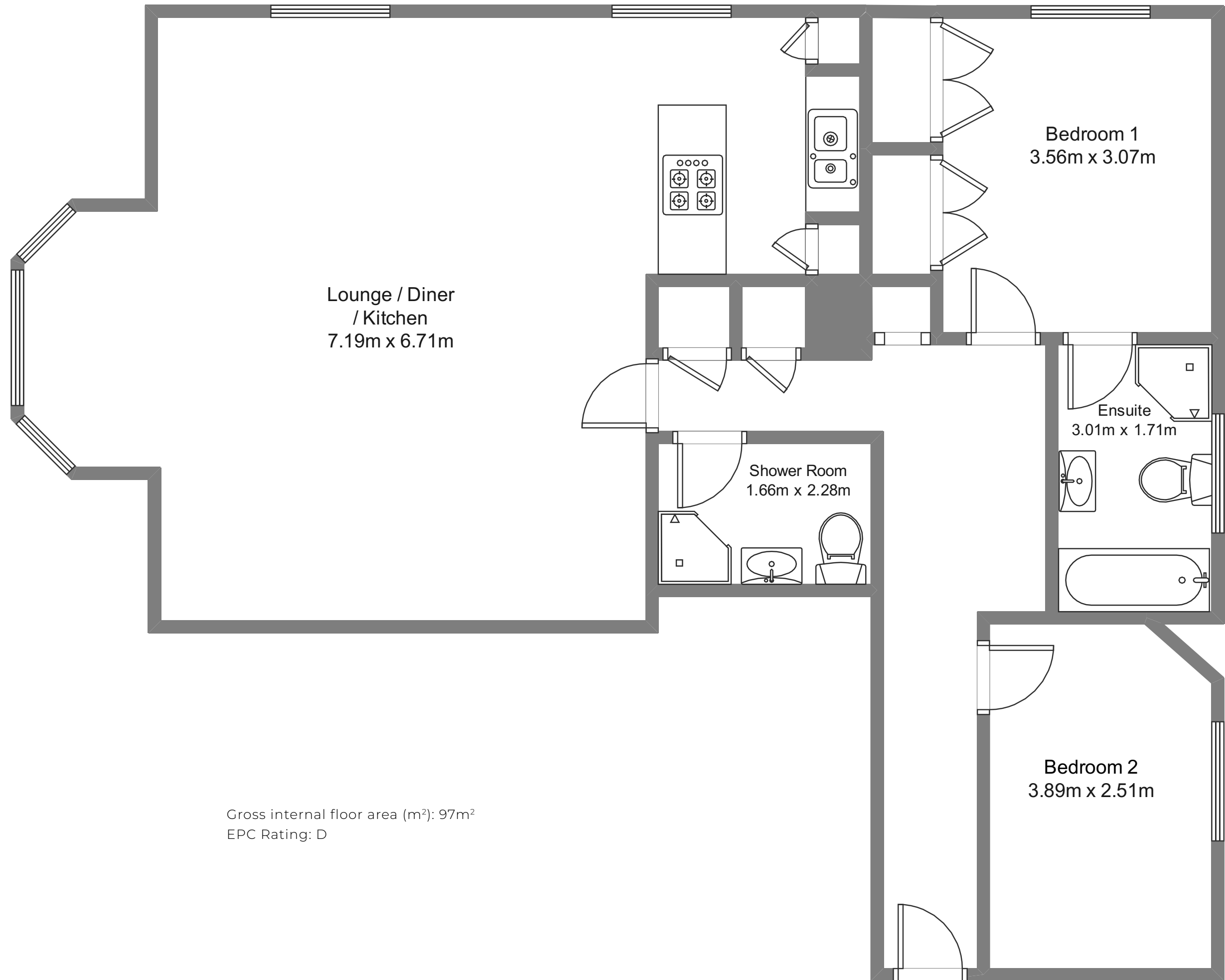




There are two well-proportioned bedrooms. The principal bedroom has a super king-size bed which can also be arranged as twin beds, together with a private en suite bathroom featuring a bath and separate shower, WC, full tiling and underfloor heating. The second bedroom has a double bed and overlooks the Scriptorium towards the Abbey Church.

The main bathroom is also fully tiled and benefits from underfloor heating.





Gross internal floor area (m²): 97m²
EPC Rating: D



The Highland Club is set in an exceptional location at the heart of Fort Augustus, surrounded by Loch Ness, the River Oich, River Tarff and the Caledonian Canal.

Ownership of the apartment also gives access to an unusually extensive range of facilities within the grounds. These include a swimming pool, gym, steam room, sauna, tennis court, golf simulator, club lounge with snooker table, giant chess, lawn croquet, beauty spa, kids adventure playground, fishing and a private jetty.

Flat 9 offers considerably more than a conventional two-bedroom apartment, combining generous accommodation, original architectural features, views towards Loch Ness and access to extensive facilities within one of the Highlands' most distinctive residential settings.



Set at the southern end of Loch Ness, The Highland Club occupies a site with a remarkable Highland history. Originally established as a military fort following the Jacobite Rising, the site later entered a very different chapter when Simon Fraser, 13th Lord Lovat, gifted it to the Benedictine monks in 1876. The former fort was transformed into a Benedictine monastery, with the buildings and Abbey Church developed during the late nineteenth century. Designed in part by renowned architect Peter Paul Pugin, the complex became St Benedict's Abbey and was home to a thriving monastic community, school and scriptorium for more than a century.

The Benedictine community eventually departed in 1998, but the character and architectural heritage of the former monastery remain. Following an extensive restoration, the historic buildings were sensitively converted to create The Highland Club, preserving many of the original features while giving the property a new purpose. Today, the former monastery, Abbey Church, cloisters and surrounding grounds provide a unique setting on the banks of Loch Ness, where centuries of military, monastic and Highland history form an integral part of everyday life.



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. Fort Augustus offers an appealing combination of Highland surroundings and everyday convenience, making it a particularly attractive setting for those looking for a quieter pace of life without feeling isolated. Situated at the southern end of Loch Ness, the village is surrounded by open countryside. The Caledonian Canal runs through the centre of the village, meeting Loch Ness and providing a distinctive setting for walks, cycling and enjoying the outdoors. For anyone who appreciates having space around them and easy access to the countryside, there is plenty to enjoy close to home. Despite its village setting, Fort Augustus has a useful selection of shops, cafés, restaurants, pubs and local services, making day to day life straightforward. The area also provides a range of opportunities for walking, boating, fishing and exploring the surrounding Highlands.

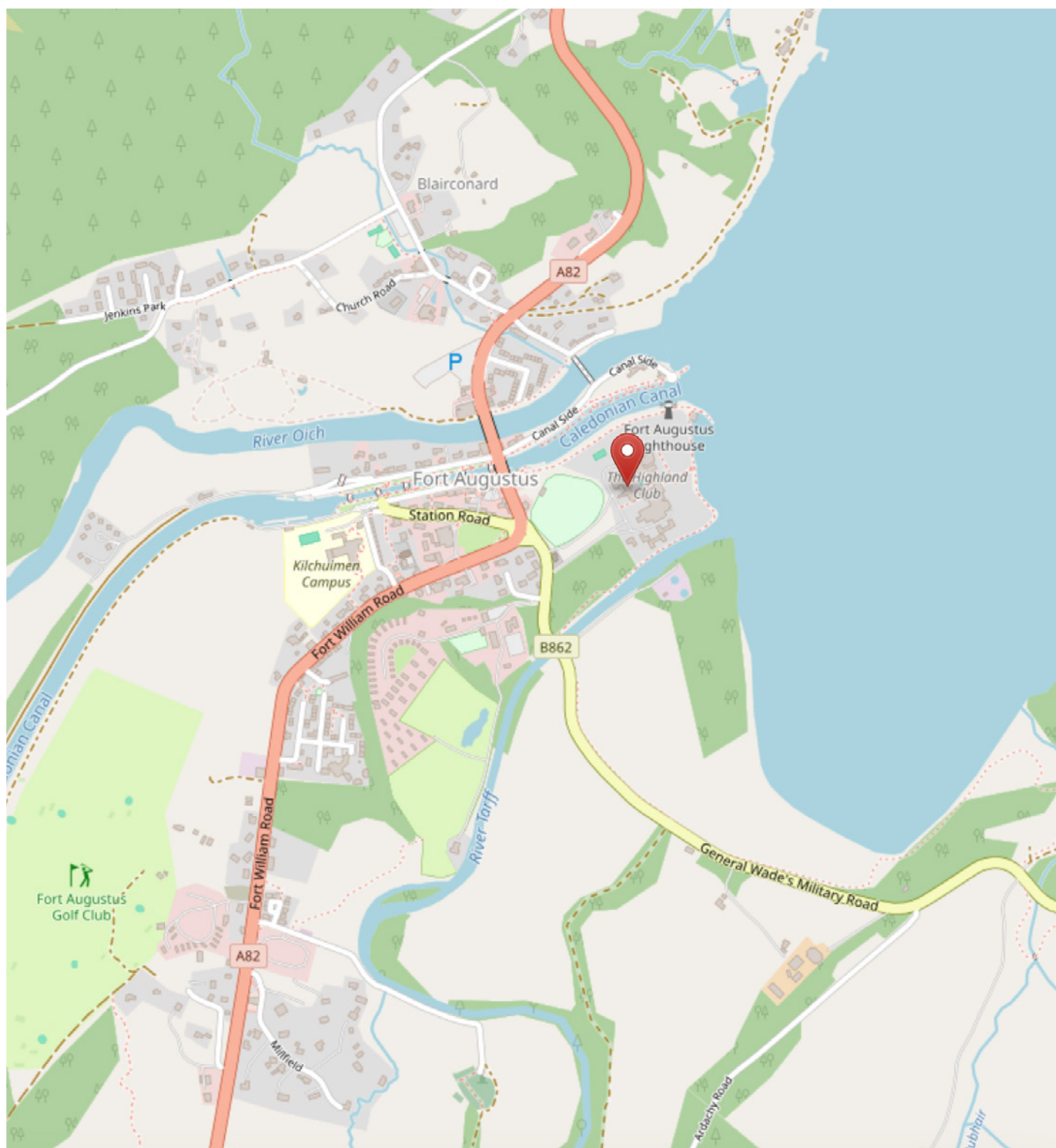


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