



 **McEwan Fraser Legal**

Solicitors & Estate Agents

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Flat 4 / Old School

ST. BENEDICTS ABBEY, FORT AUGUSTUS, INVERNESS-SHIRE, PH32 4BJ

Situated in the village of Fort Augustus, The Highland Club is an exclusive development located within the now transformed

Old Benedictine Abbey, which is home to a number of luxurious 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. A 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 30 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 premier town in the Highlands is situated 30 miles south and as well as offering all the amenities you would expect you can avail of skiing at Aonach Mor, a meal at the world renowned Inverlochy Castle, climbing the UK's highest mountain Ben Nevis or taking in the scenery at the wondrous Glencoe.

A base at the Highland Club allows you comfortable, modern, luxurious living surrounded by the breath taking and infamous pass times Scotland is so famous for.



LOCH NESS | BEN NEVIS | FORT AUGUSTUS LOCKS | GLEN AFFRIC

“...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...”



Fort Augustus / Inverness-Shire





FORT AUGUSTUS ABBEY & THE HIGHLAND CLUB

One of the most iconic and historic buildings on the shores of Loch Ness, originally a military garrison and through time becoming a Benedictine Monastery and public school for boys. Now, it is one of the most deluxe complexes in the North of Scotland home to a number of luxurious holiday apartments offering splendid on site facilities in the heart of the beautiful highland village of Fort Augustus. The grounds extend to over 20 acres and are bordered on three sides by Loch Ness and the Caledonian Canal.

THE FACILITIES

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; gym, sauna & steam room; giant outdoor chess set; BBQ area; Kids' adventure playground; tennis court; boat moorings; trout fishing; beauty spa; club room with snooker table and on-site Boat House restaurant right on the shores of Loch Ness.

THE APARTMENT - NO. 4 OLD SCHOOL

As you approach the secure gates of the Abbey you are immediately struck by the majesty of the building and the vastness of the grounds. An avenue of mature trees guides you to the Old School which is accessed via the Clock Tower entrance, which was once the heart of the school. No. 4, located on the raised ground floor in the former classroom is laid out over three split levels. The accommodation is modern, bright and spacious and whilst contemporary in appearance it maintains many period features such as high ceilings, original sash windows and stone mullions. The ground floor gives access to the living room, a cosy room with electric fire and one of only a few apartments with separate living space. There is a sizable double bedroom with en-suite modern bathroom. On the lower ground floor is the kitchen/ dining area. The kitchen has plenty of base and wall units and a granite worktop with the added comfort of an adjoining dining space, there is also a family bathroom. Both bathrooms have beautiful slate floors. Completing the accommodation on the top floor is a relaxing reading area at the top of the stairs which leads to a galleried space over-looking the dining room, where a further bedroom is located.

THE POTENTIAL

This apartment is currently used as a holiday home and holiday let business. Abbey Management facilities are based on-site and offer a management service for the rental of your property.

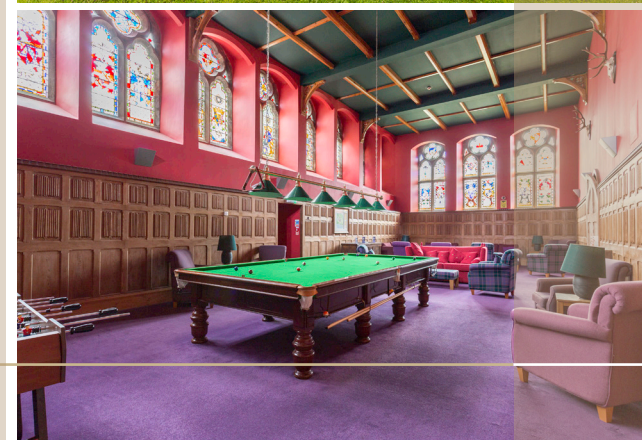
Annual service charge applies.



AUGUSTUS GOLF COURSE | CLOCK TOWER LOCH NESS MONASTORY | SKYE BRIDGE | STEAM TRAIN FORT WILLIAM TO MALLAIG



GATEWAY LOCH NESS

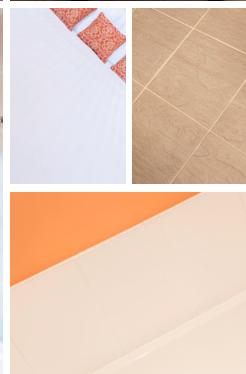


Flat 4 / Old School

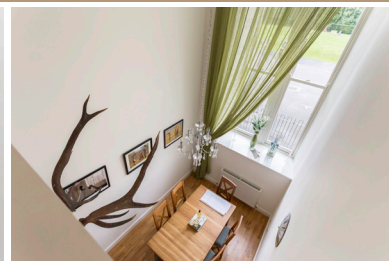
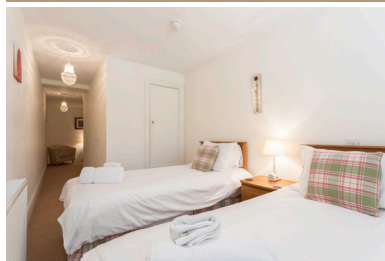




Lounge

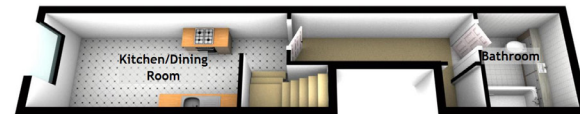


Bedrooms / En-Suite & Bathroom

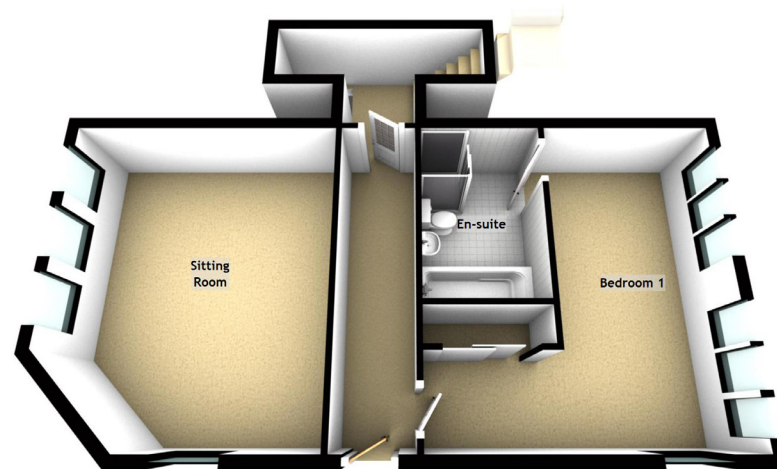


Specifications

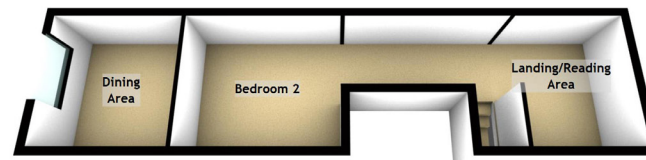
Lower Ground Floor



Ground Floor



Mezzanine



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen/Dining Room	5.97m (19'7") x 2.36m (7'9")
Sitting Room	5.24m (17'2") x 4.42m (14'6")
Bedroom 1	5.13m (16'10") x 4.89m (16'1")
En-suite	2.99m (9'10") x 2.01m (6'7")
Bedroom 2	3.64m (11'11") x 2.37m (7'9")
Landing/Reading Area	3.09m (10'2") x 2.49m (8'2")
Bathroom	2.45m (8'1") x 2.03m (6'8")

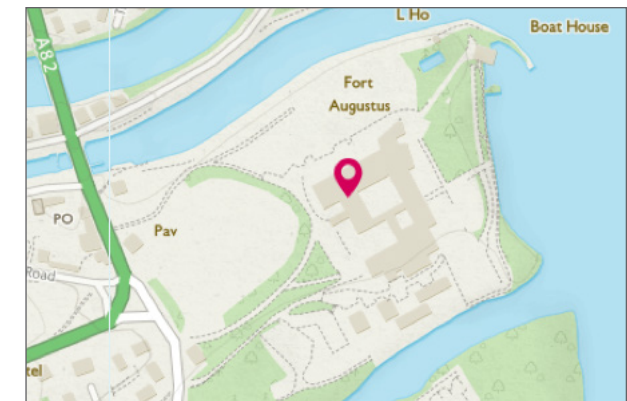
GROSS INTERNAL FLOOR AREA (M²) - 151 m²

EPC Rating - C

EXTRAS

(Included in the sale)

Integrated appliances in kitchen including fridge freezer, gas hob, electric oven, washing machine/ dryer. Remaining contents may be available for purchase by separate negotiation. Annual service charge applies.






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SIOBHAN MACLEAN
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



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