

Flat 14 The Abbey

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



*A luxurious two-bedroom modern upper-floor apartment
with views over the grounds of The Highland Club*



01397 600 006



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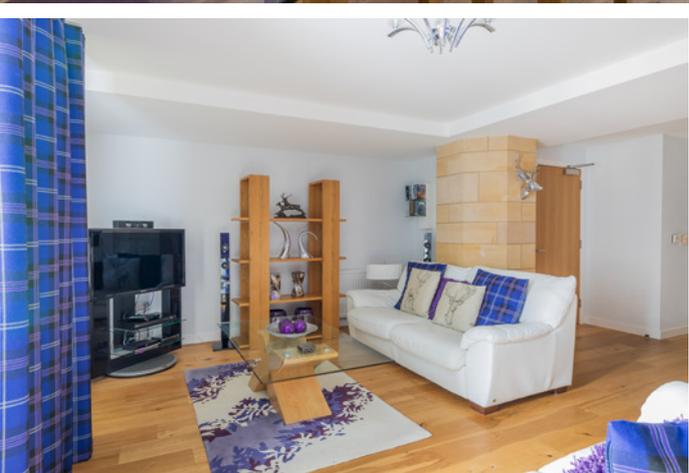
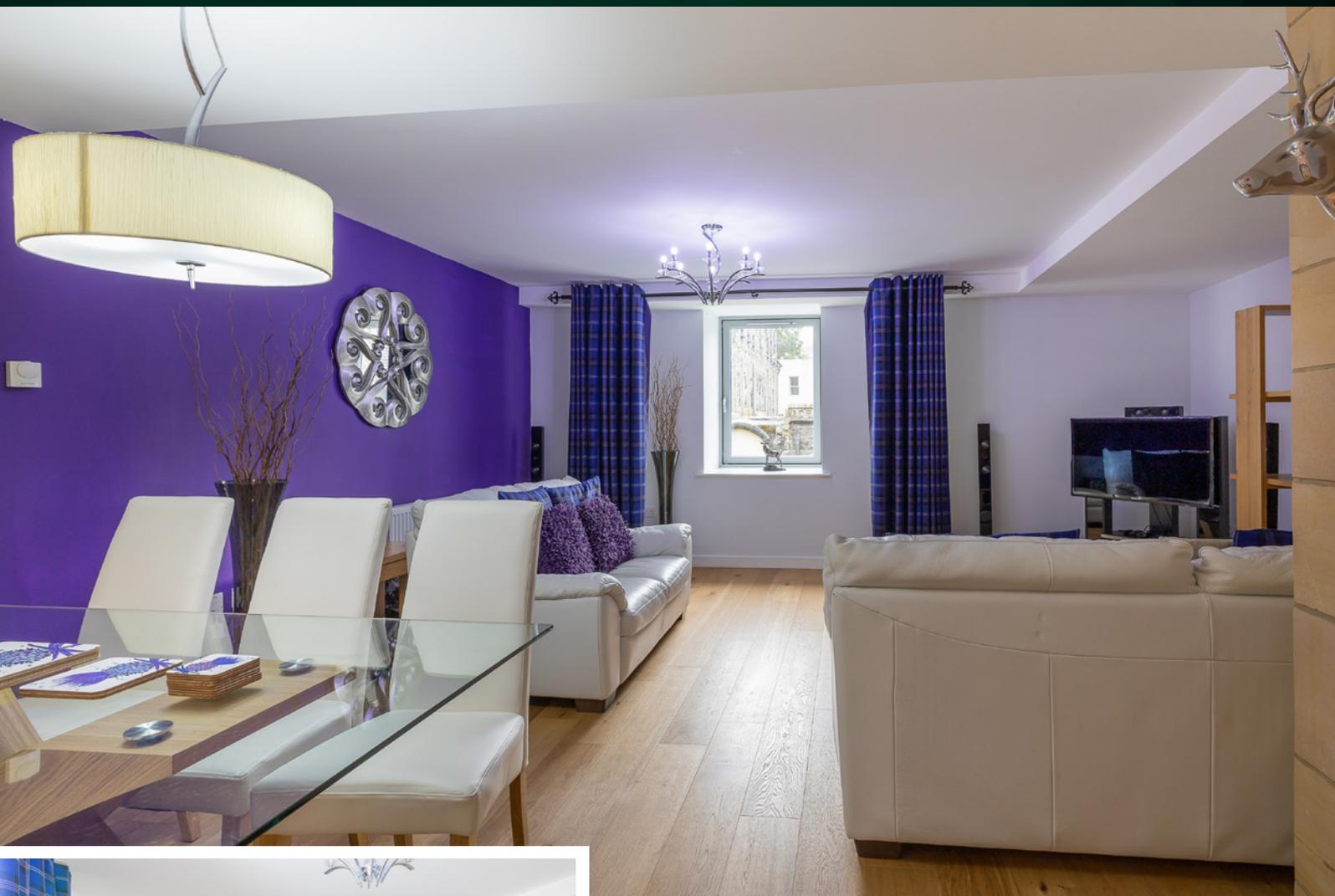


info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this two-bedroom, two-bathroom luxury apartment in the historic Highland Club. The building itself must be viewed to be appreciated and never fails to create an impact when you step inside for the first time. The property is in pristine modern walk-in condition and ready to enjoy your new purchase from the day you take ownership.

Flat 14, The Abbey is a luxurious two-bedroom modern upper-floor apartment with views over the grounds of The Highland Club. The accommodation has been designed and built to the highest standard and has been decorated beautifully.

THE LOUNGE/KITCHEN



The accommodation consists of a bright open-plan and very spacious lounge/dining/kitchen area. The kitchen has been fitted to a remarkably high specification finished with granite worktops and includes an oven and gas hob, microwave, fridge, freezer, dishwasher, plus washing machine.





The huge master bedroom boasts an en-suite shower. There is also a further double bedroom with a standalone wardrobe and a tiled family bathroom with shower over bath.

THE MASTER BEDROOM





BEDROOM 2



THE BATHROOM

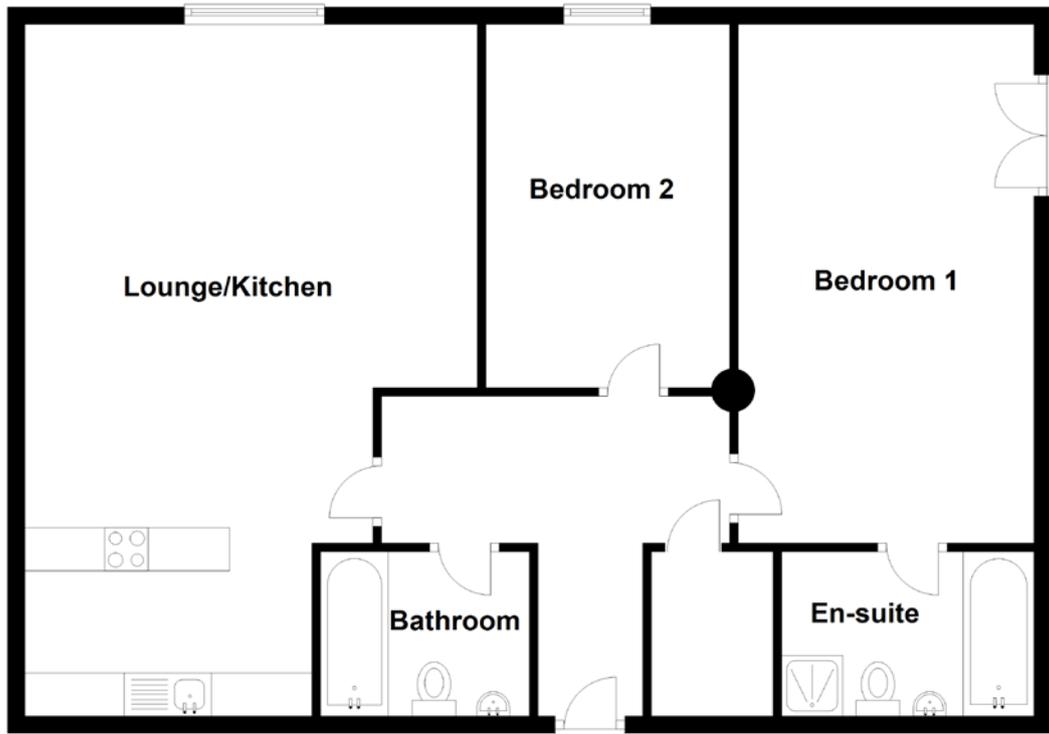


This apartment currently runs as a successful holiday let. The sale may include all contents subject to negotiation of an additional cost, to allow a future business to continue, with a seamless transfer. Several letting management companies are available on-site that offer a complete management service for your property rental; an annual service charge applies. The property would also make a beautiful permanent home.

THE GROUNDS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

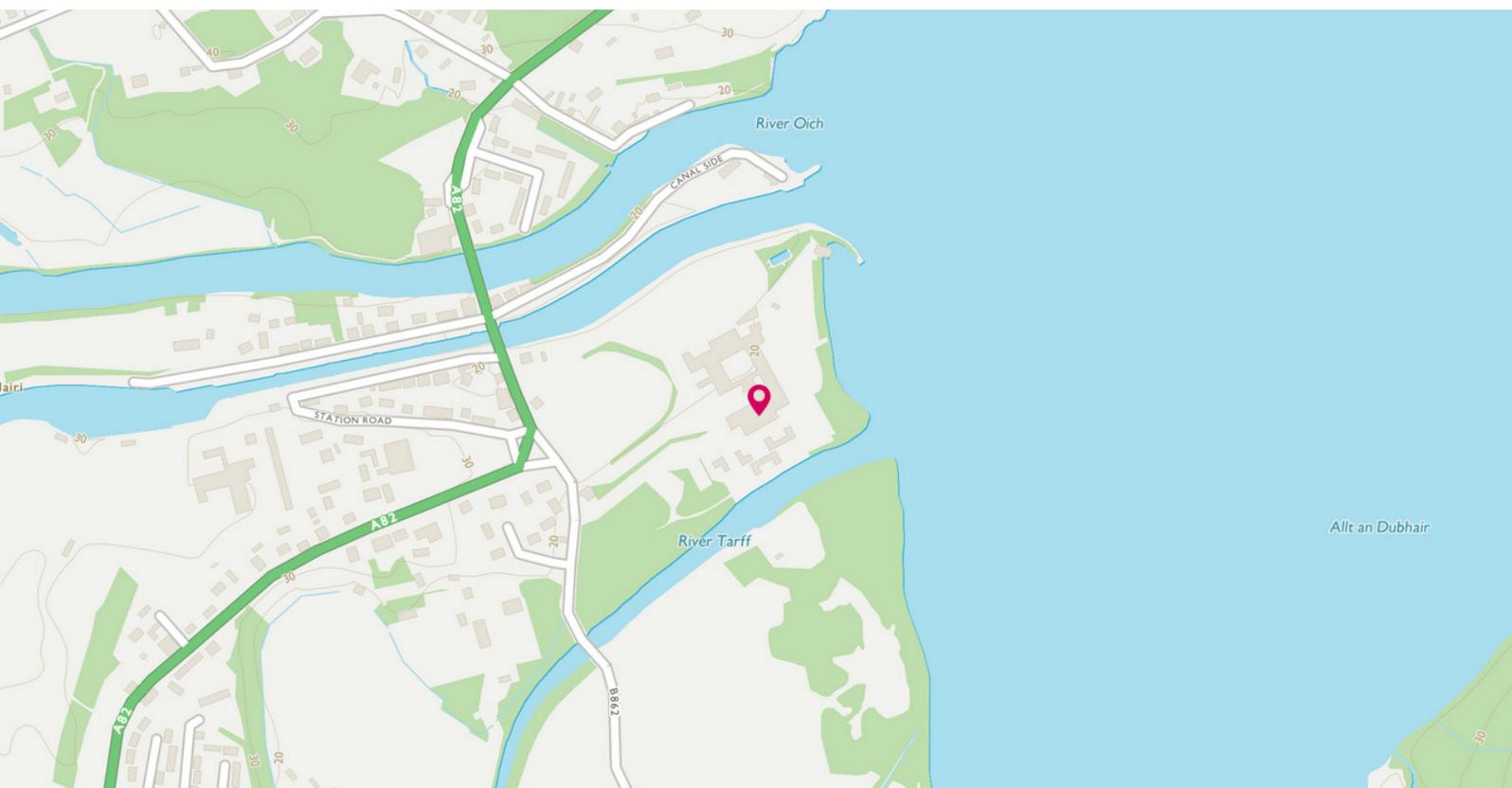


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 8.00m (26'3") x 5.20m (17'1")
Bedroom 1 6.00m (19'8") x 3.40m (11'2")
En-suite 2.90m (9'6") x 1.90m (6'3")

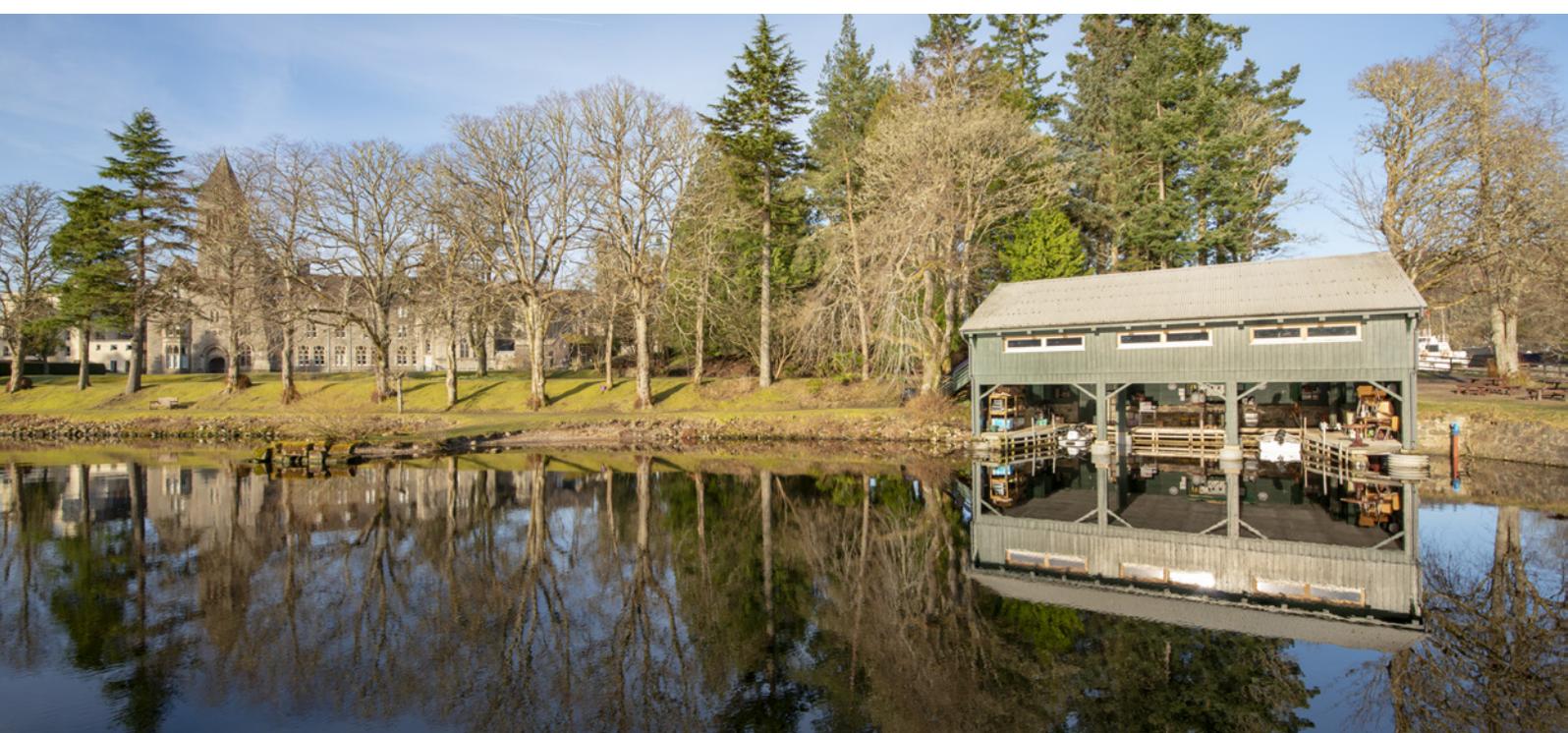
Bedroom 2 4.20m (13'9") x 2.80m (9'2")
Bathroom 2.40m (7'10") x 1.90m (6'3")

Gross internal floor area (m²): 94m²
EPC Rating: B



THE LOCATION

Situated in the picturesque village of Fort Augustus, The Highland Club is an exclusive development found within the transformed former Benedictine Abbey, which is now home to a collection of beautifully appointed apartments and cottages. Situated 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 with many boats, barges and yachts sailing through daily. A property within the Highland Club is ideal as a second home or a sanctuary away from the hustle and bustle of urban life. With Inverness 34 miles away, travel to and from your new home is never an issue given the excellent rail and airport links now available from the city. Fort William, the second largest town in The Highlands is widely regarded as the “Outdoor Capital of Europe”, is also conveniently situated 32 miles to the 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 glorious Glencoe.

A base at the Highland Club allows you comfortable, modern, luxurious living surrounded by the breath-taking scenery that Scotland is so famous for.

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. It is now one of the most luxurious leisure complexes in the North of Scotland and is home to several deluxe holiday apartments offering splendid on-site facilities within 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 HIGHLAND CLUB

A home at The Highland Club is no ordinary home. Your new property offers you a lifestyle with first-class facilities. 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 & steam room, BBQ area, kids adventure playground, tennis court, boat moorings, trout fishing, club room with snooker table and the on-site Boat House restaurant overlooking the shores of Loch Ness.


McEwan Fraser Legal
 Solicitors & Estate Agents

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

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