

# Lodge 22

LOCH NESS HIGHLAND LODGES, INVERMORISTON, IV63 7YE



*A fantastic holiday home on the banks of  
Loch Ness with uninterrupted views*



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McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this well-presented two-bedroom holiday lodge situated on the very edge of the most iconic Loch in Scotland.

# THE LOUNGE/DINER



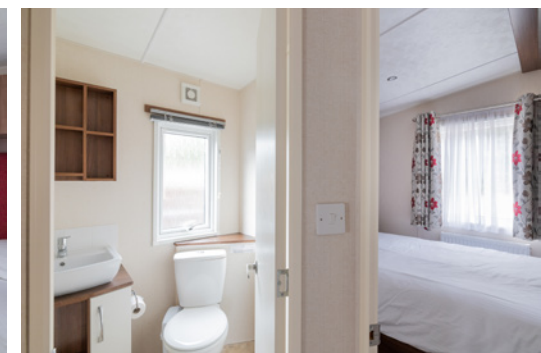
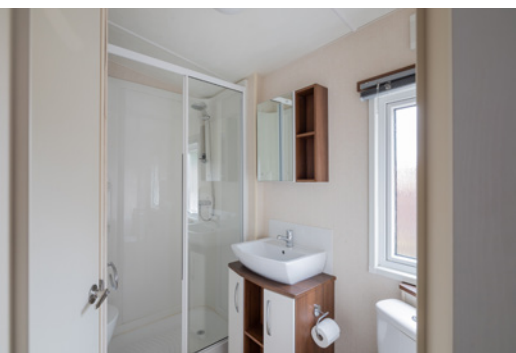
The accommodation consists of a large lounge/diner, an open-plan fitted kitchen with ample units, cupboards and integrated oven and hob, two bedrooms both with cupboard space and a Jack and Jill shower room.

The lounges windows are overlooking Loch Ness with spectacular views. The property benefits from double glazed windows.

# THE KITCHEN



# BEDROOM 1 & EN-SUITE



# BEDROOM 2



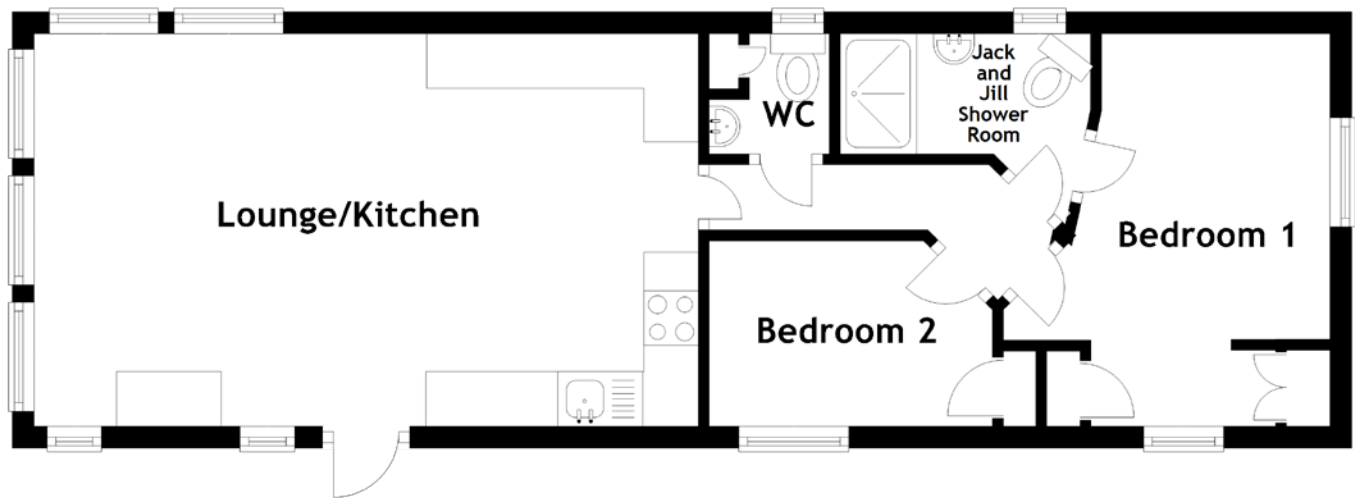
Outside to the front of the lodge, you will find a raised decking area with seating with the same loch views, an adjacent hot tub and a private beach area. There is ample parking for two vehicles available on the chipped area beside the lodge.

The lodge can provide all-year-round accommodation, a part-time base close to the major attractions in the Highlands, or for use by friends and family. This is a rare opportunity to obtain a fabulous investment in one of the most buoyant parts of the Scottish property market.

## EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): n/a

EPC Rating: n/a

Lounge/Kitchen	6.10m (20') x 3.60m (11'10")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	2.60m (8'6") x 1.70m (5'7")
WC	1.10m (3'7") x 1.10m (3'7")
Jack & Jill Shower	2.30m (7'7") x 1.50m (4'11")

Extras (Included in the sale): The contents of the lodge can be included in the sale including furniture, beds, bedding and other non-integrated kitchen items depending on offer amount.



# THE LOCATION

Loch Highland Lodges are situated at the edge of the world-famous Loch with spectacular views across the shore. It is within commuting distance of Inverness and almost equidistant from Fort William, Skye and Inverness, all of which lends the property to be a lovely holiday home.





Nearby Invermoriston offers a shop, Post Office, cafe and a hotel. Further amenities from bars, restaurants, chemist, supermarket and bank can be found in Drumnadrochit and Fort Augustus. Primary and secondary schools are also located in both Fort Augustus and Drumnadrochit, and daily transport is provided. A number of national supermarket chains also do home deliveries to this area.

The area surrounding Invermoriston has a reputation as a fantastic holiday destination, which can be enjoyed at any time of year. There is a diverse range of activities available including water sports on Loch Ness, hill walking, fishing (which can be done from the property's decking), mountain biking and skiing at Nevis Range in Fort William.

The lodge is only thirty miles from Inverness, the capital of The Highlands. Inverness provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest-growing cities in Europe, it provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.



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