

# 1 Loch Ness Lodge Retreat

FORT AUGUSTUS, PH32 4DS



*A STUNNING 2 BEDROOM 2 BATHROOM LODGE  
WITH 360-DEGREE WRAP-AROUND DECKING*



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Mcewan Fraser Legal is pleased to present Gleneagles, 1 Loch Ness Lodge Retreat, which is a simply stunning 2 bedroom 2 bathroom luxury lodge in the heart of Fort Augustus.

This is the largest plot on site with a wrap-around 360-degree decking area, that is home to a hot tub and two bench seating areas, ideal for a soak and relax with a well earned glass of wine after a day of exploring all of the stunning local areas and attractions that the Highlands have to offer.

The property also has the benefit of two generous parking areas either side of the lodge and a lockable gate for families that will be using the lodge with pets or children.

## 1 Loch Ness Lodge Retreat



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Inside the property comprises of :

- Large open plan lounge/dining/kitchen area, with doors to the decking and fully integrated modern kitchen units, including washing machine, fridge freezer and dishwasher.
- 2 double bedrooms with built-in storage.
- En suite bathroom to the master with bath and shower overhead.
- Jack and Jill shower room that serves as an en-suite to bedroom 2 and also the main bathroom with access from the lounge area.
- The property has doors to the decking area from all bedrooms as well as 2 doors from the lounge.







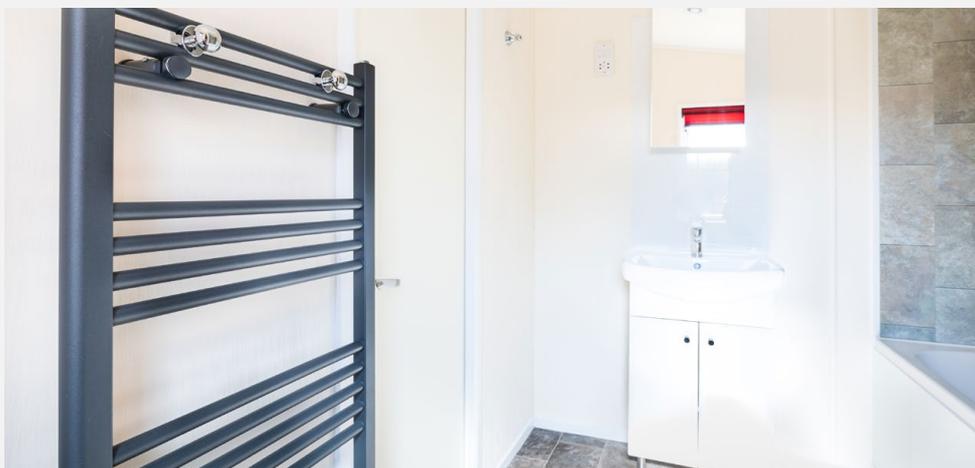
**Bedroom 1**

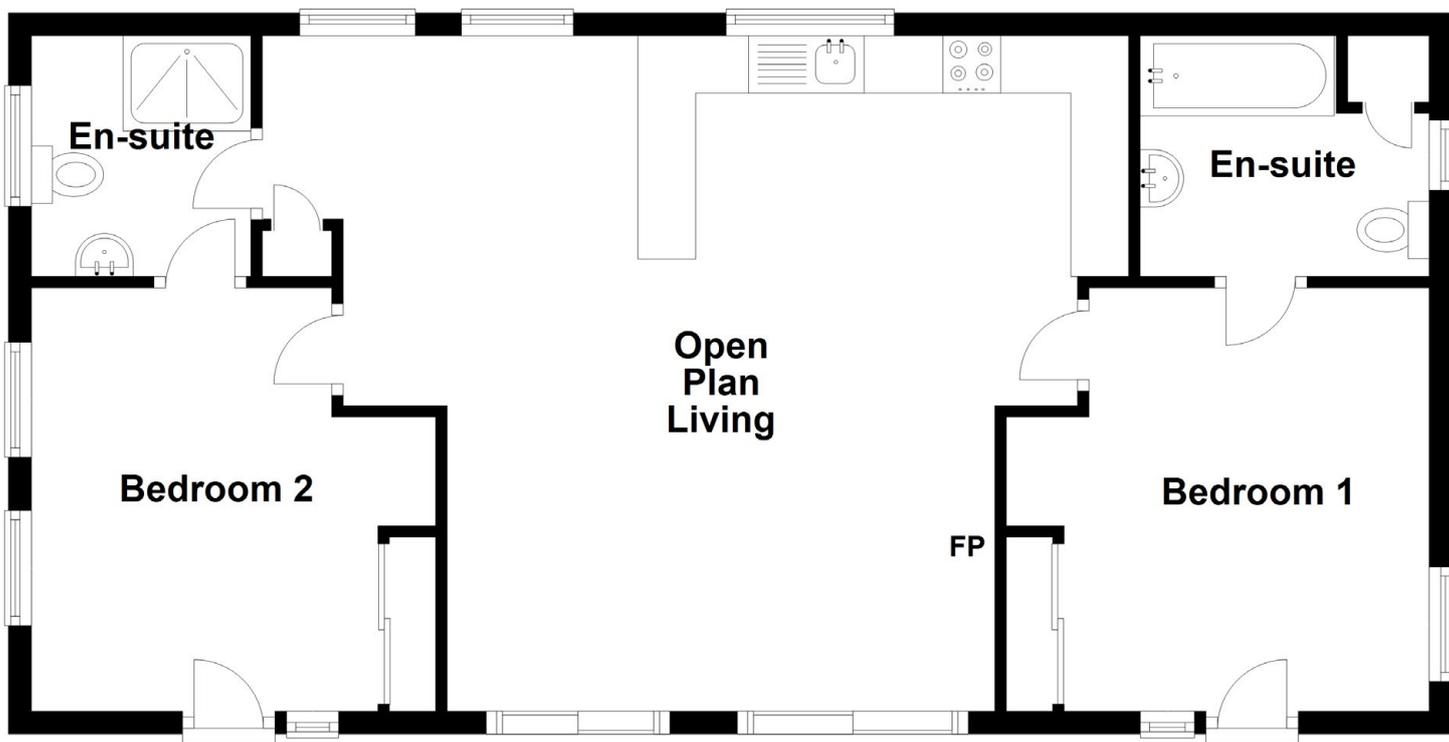




**Bedroom 2**







Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	7.50m (24'7") x 5.90m (19'4")	En-suite	2.10m (6'11") x 1.90m (6'3")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")	Gross internal floor area (m <sup>2</sup> ): N/A	
En-suite	2.50m (8'3") x 2.10m (6'11")	EPC Rating: N/A	
Bedroom 2	3.80m (12'6") x 3.50m (11'6")		

## Floor Plan



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This is a fantastic holiday home as well as a very lucrative holiday let with very good income potential with the ever-popular tourist attractions nearby, it can be used as 11-month accommodation per year if you are looking for a permanent residence and the 1 month that its not used you can split into 2 fortnight blocks, and can let it out for those weeks. There is a management and service charge for the site.

The property is fully furnished currently with sofas, dining table, chairs, beds and even a wall-mounted television, the sellers are willing to leave all items but this would be a separate negotiation unless stated as a condition of your offer.

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## **1 Loch Ness Lodge Retreat**





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Fort Augustus is a busy tourist haven offering an array of welcoming cafes, hotels, restaurants and bars. The village also has a primary & secondary school and boasts a golf course widely renowned to be one of the most challenging 9 hole courses in Scotland.

The Caledonian Canal with its series of locks passes through the village offering a busy spectacle attracting visitors throughout the year, with boats, barges and yachts that sail through daily.

Inverness is only 30 miles away, with excellent rail and airport links now available there. and is a very popular tourist draw between Easter and October, and the village is kept busy throughout the year with travellers. Fort William, the second largest town in The Highlands after Inverness, widely regarded as the “Outdoor Capital of Europe”, is situated 30 miles south where you can ski or snowboard at Aonach Mor, climb the UK’s highest mountain Ben Nevis or take in the scenery of wondrous Glencoe.

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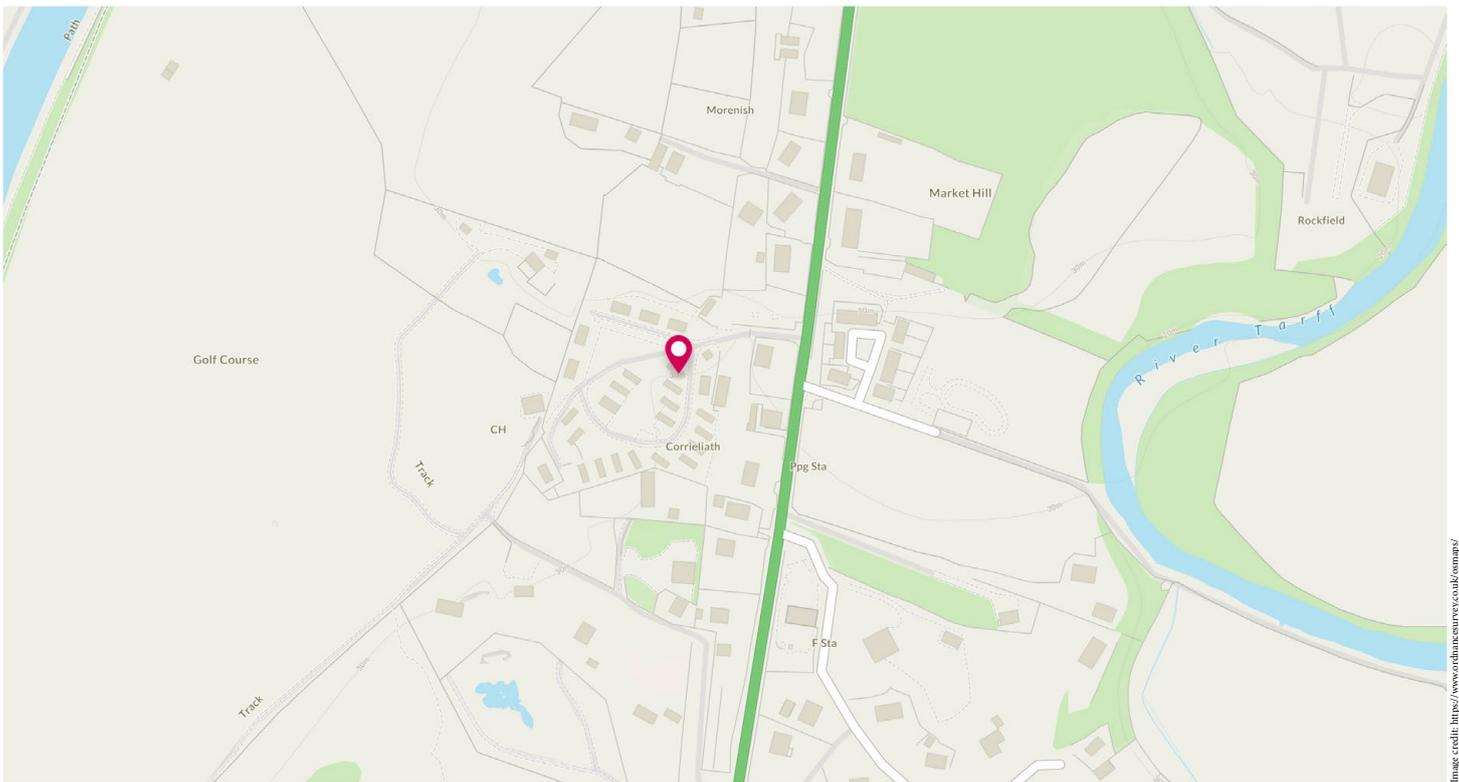
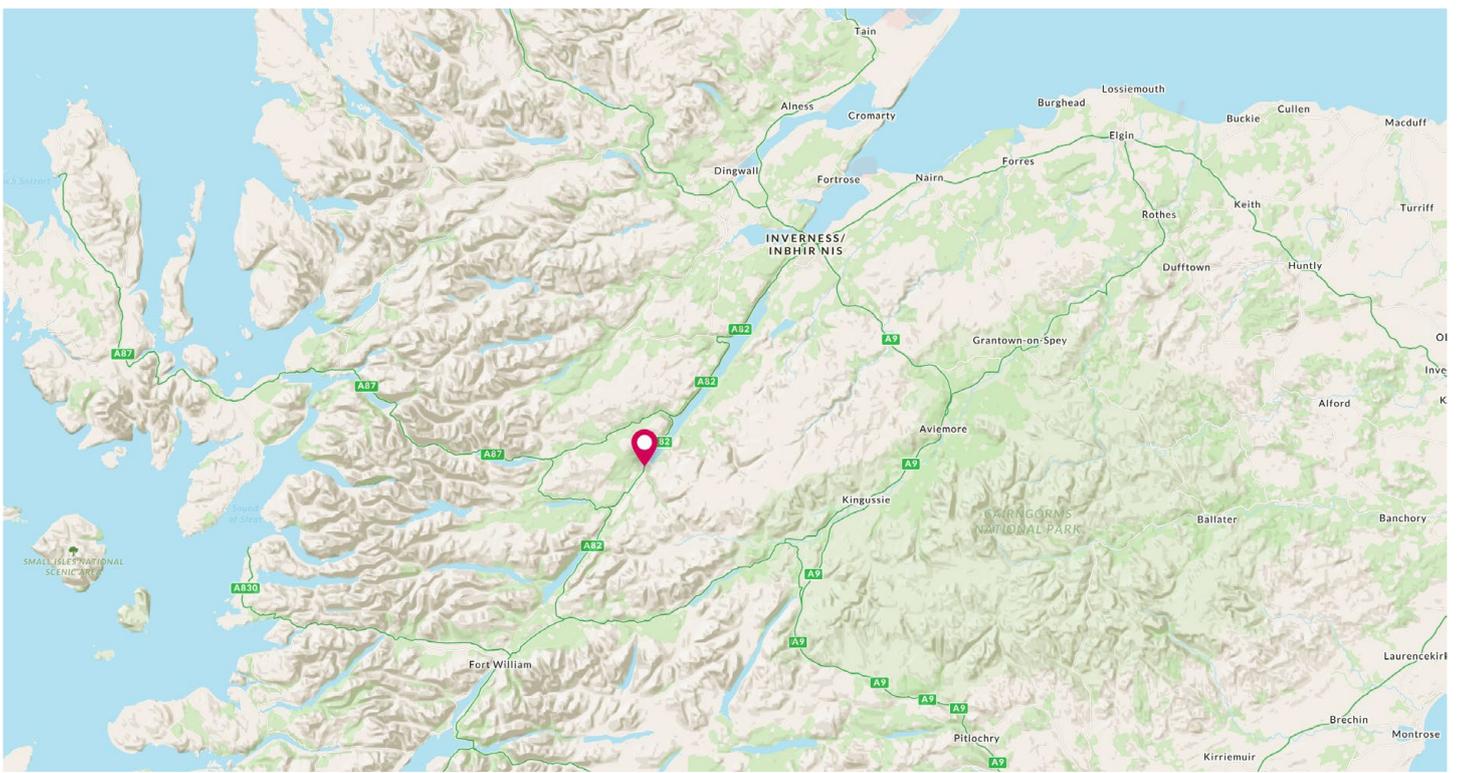


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>

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