

16 The Raven Wing

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



*Experience Highland Elegance: 2 Bed, 2 Bath Luxury at
The Prestigious Highland Club, Fort Augustus*



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Welcome to 16 Raven Wing, an exquisite and meticulously maintained two-bedroom luxury apartment nestled within the prestigious Highland Club in Fort Augustus. This remarkable property offers a unique blend of comfort and investment potential, making it an ideal choice for both personal use and as a lucrative holiday let opportunity in the stunning North of Scotland.

The Highland Club boasts an array of exceptional amenities, including a swimming pool and tennis court, creating an enticing destination for holidaymakers. Additionally, the development provides seamless property management services through on-site letting management companies, ensuring your investment's success. Please note that an annual service charge applies to these amenities.

THE LOUNGE/KITCHEN



Inside, the apartment greets you with a spacious open-plan lounge and kitchen, complete with a welcoming dining area.





Two generously sized double bedrooms, including an en-suite shower room in the master, offer ample comfort. A well-appointed family bathroom with a bath suite and overhead shower completes the layout.

THE BATHROOM



BEDROOM 1



BEDROOM 2

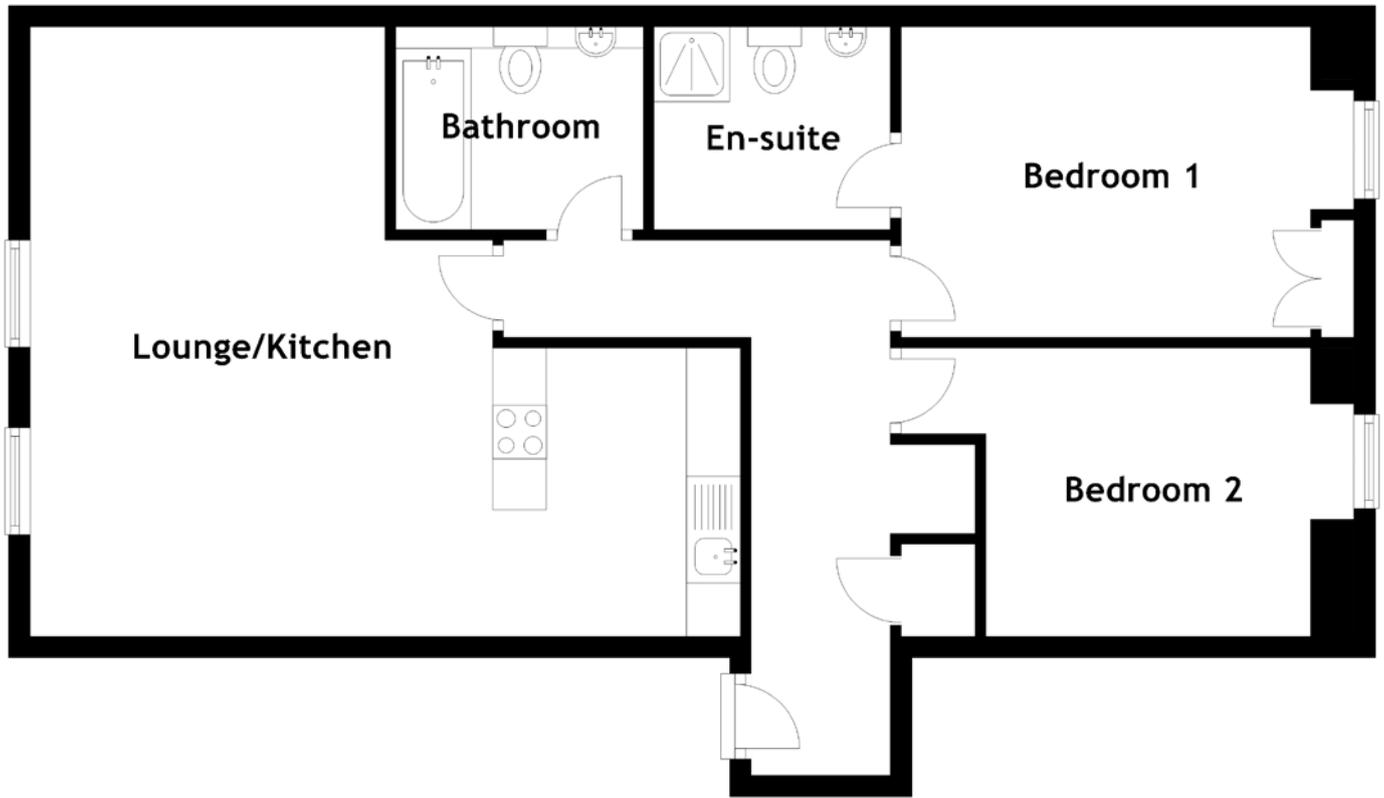


Whether you seek a Highland getaway for family vacations or aspire to tap into the thriving holiday let market in North Scotland, 16 Raven Wing presents an excellent opportunity to fulfil your desires. Don't miss the chance to make this your Highland haven or a savvy investment in this captivating locale.

THE HIGHLAND CLUB



FLOOR PLAN, DIMENSIONS & MAP



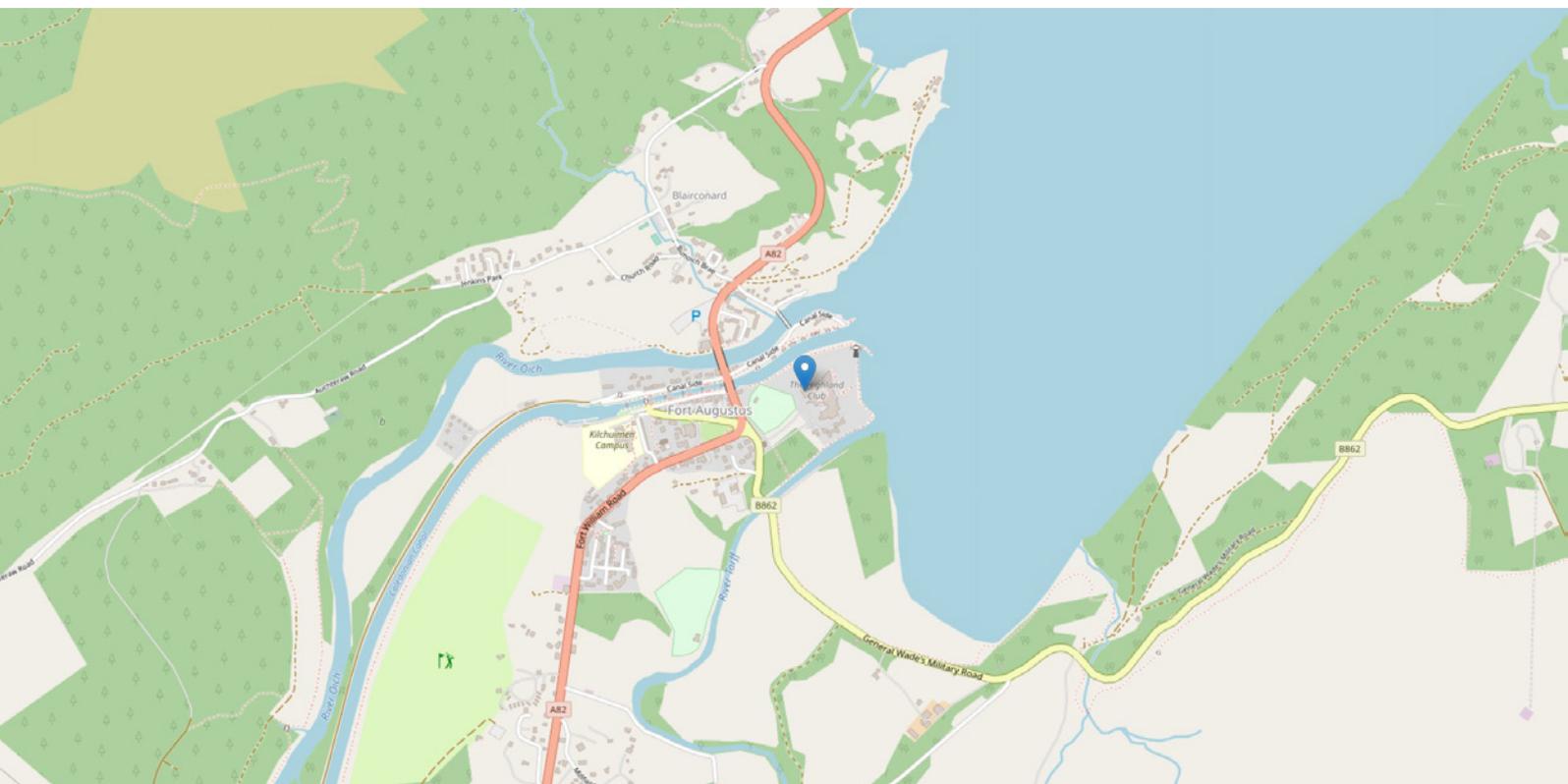
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 6.60m (21'8") x 5.70m (18'8")
Bathroom 2.30m (7'7") x 1.90m (6'3")
Bedroom 1 3.80m (12'6") x 2.90m (9'6")

En-suite
Bedroom 2

2.20m (7'2") x 1.90m (6'3")
4.20m (13'9") x 2.70m (8'10")

Gross internal floor area (m²): 72m²
EPC Rating: D



THE LOCATION

Nestled in the picturesque village of Fort Augustus, The Highland Club stands as a prestigious development set within the meticulously transformed former Benedictine Abbey. This remarkable complex is home to an array of exquisitely designed apartments and charming cottages, offering an exclusive residential experience.





Fort Augustus, a bustling tourist hub, surrounds this exceptional property, providing a welcoming atmosphere filled with quaint cafes, inviting restaurants, and lively bars. The Caledonian Canal gracefully winds through the village, offering a captivating spectacle as boats, barges, and yachts sail through daily.

Ideally situated just thirty miles from Inverness, The Highland Club presents an ideal second home or peaceful retreat from urban life, with excellent transportation links via rail and air. For those seeking adventure, Fort William, often dubbed the “Outdoor Capital of Europe,” lies thirty miles to the south, offering skiing, fine dining at Inverlochry Castle, Ben Nevis climbing, and the awe-inspiring beauty of Glencoe.

With modern luxury and breathtaking Scottish scenery, The Highland Club provides the perfect base for a comfortable, serene, and enriched lifestyle.

FORT AUGUSTUS ABBEY

Standing proudly on the shores of Loch Ness, this historic edifice has served as a military garrison, a Benedictine monastery, and a boys’ school. Today, it reigns as one of the most luxurious leisure complexes in northern Scotland. Its grounds, spanning over twenty acres, are embraced on three sides by the serene waters of Loch Ness and the meandering Caledonian Canal.

THE HIGHLAND CLUB

Owning a property at The Highland Club is a gateway to an extraordinary lifestyle. Beyond your residence, you gain access to a world-class array of amenities, including an indoor heated swimming pool, a rejuvenating beauty spa, a fully-equipped gym, saunas, and steam rooms. Additional offerings include a barbecue area, a children’s adventure playground, a tennis court, boat moorings, trout fishing, a club room with a snooker table, and an on-site Boat House restaurant overlooking the enchanting shores of Loch Ness


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