



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**Flat 13, The Raven Wing**  
THE HIGHLAND CLUB, ST. BENEDICTS ABBEY, FORT AUGUSTUS, HIGHLAND, PH32 4BJ





# St. Benedict's Abbey, Fort Augustus

Situated in the picturesque village of Fort Augustus, The Highland Club is an exclusive development located within the now transformed former Benedictine Abbey, which is home to a number of beautifully-appointed 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 thirty 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 second largest town in The Highlands after Inverness, widely regarded as the "Outdoor Capital of Europe", is situated thirty miles 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 wondrous 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.

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 an indoor heated swimming pool, beauty spa, gym, sauna and steam room, BBQ area, kids adventure playground, tennis court, boat moorings, trout fishing, club room with snooker table and on-site Boat House restaurant overlooking the shores of Loch Ness.

Fort Augustus, The Canal, Fort Augustus Locks & Loch Ness

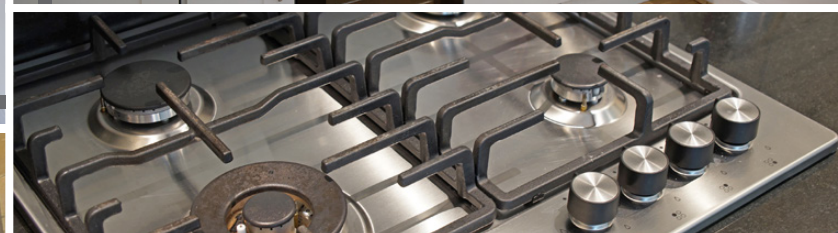




Fort Augustas Interior



Kitchen



Lounge



# Flat 13 The Raven Wing

Flat 13 is a luxurious one-bedroom modern upper-floor apartment with uninterrupted views across over the grounds of The Highland Club towards The Caledonian Canal. The accommodation has been designed and built to the highest quality standards and has been tastefully decorated.

The accommodation consists of a bright open-plan lounge/dining/kitchen living area overlooking the extensive Abbey gardens. The kitchen fitted to a very high specification being finished with granite worktops, as well as a gas oven, gas hob, microwave, fridge, freezer, dishwasher and washing/dryer. The large king size bedroom and bathroom with powerful shower over the bath.

This apartment currently operates as a very successful holiday letting business with the sale to include all contents that will allow the business to continue with a seamless transfer. A choice of management services are based on-site and offer a management service for the rental of your property. Annual service charge applies. The property would also be suitable for a permanent or holiday home.





# Specifications

**Approximate Dimensions**  
(Taken from the widest point)

Lounge/Kitchen	7.46m (24'6") x 3.64m (11'11")
Bedroom	3.82m (12'6") x 3.05m (10')
Bathroom	2.31m (7'7") x 2.03m (6'8")

**Gross internal floor area (m<sup>2</sup>)**

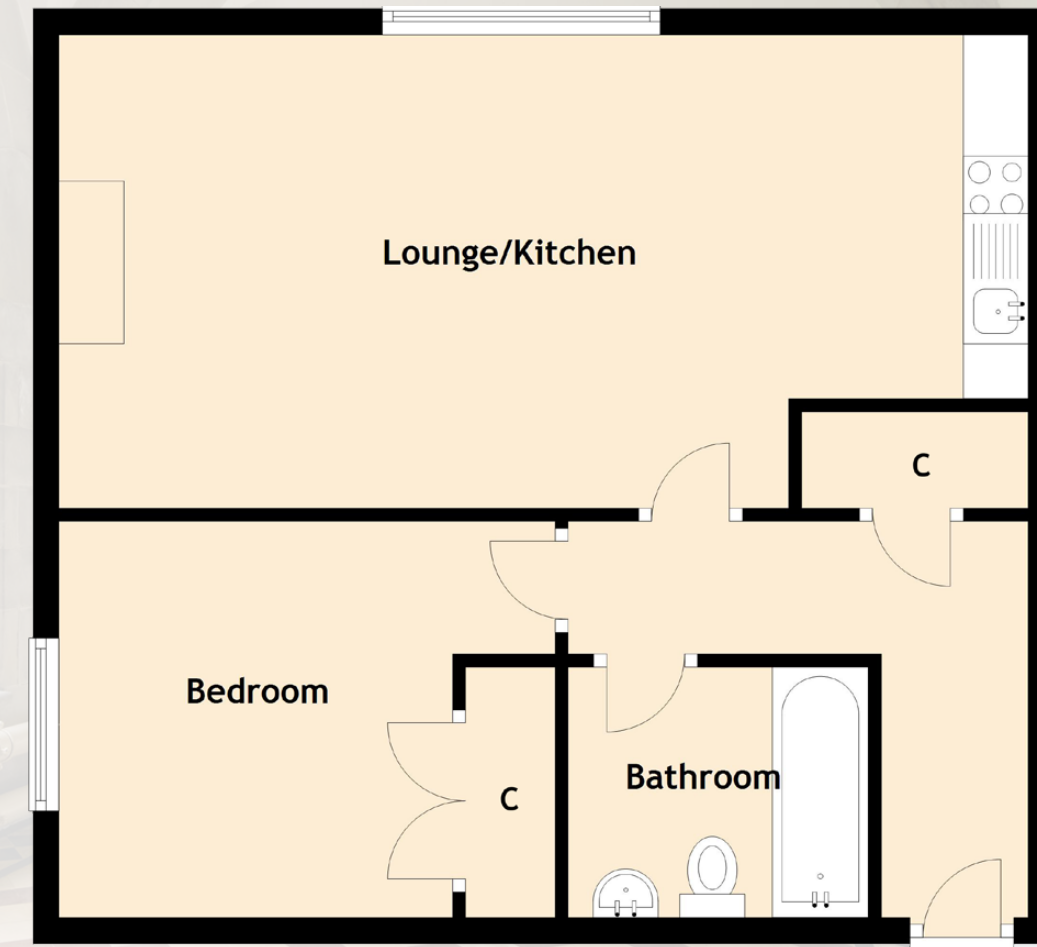
52m<sup>2</sup>

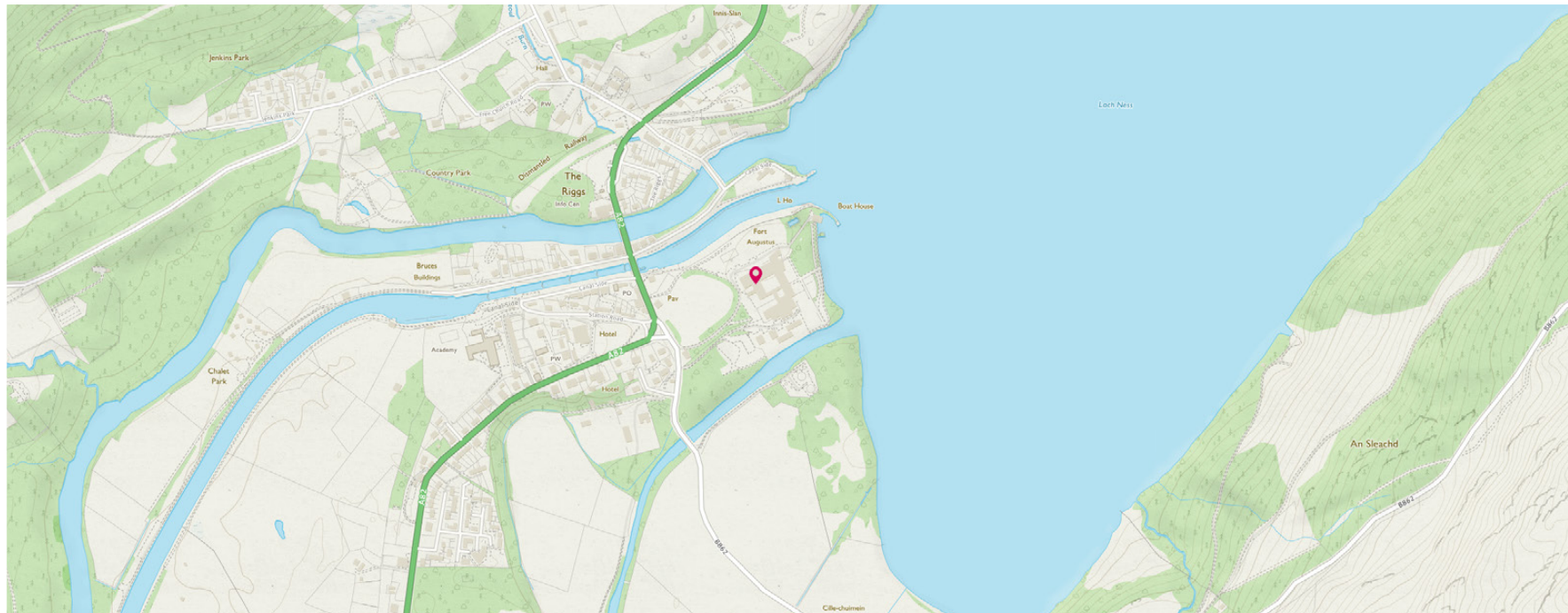
**EPC Rating**

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**Extras**  
(Included in the sale)

The majority of the contents are included in the sale.





# McEwan Fraser Legal

## Solicitors & Estate Agents

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