

Flat 9, The Old School

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



*A GORGEOUS 2 BEDROOM, 2 BATHROOM
APARTMENT IN THE PRESTIGIOUS HIGHLAND CLUB*



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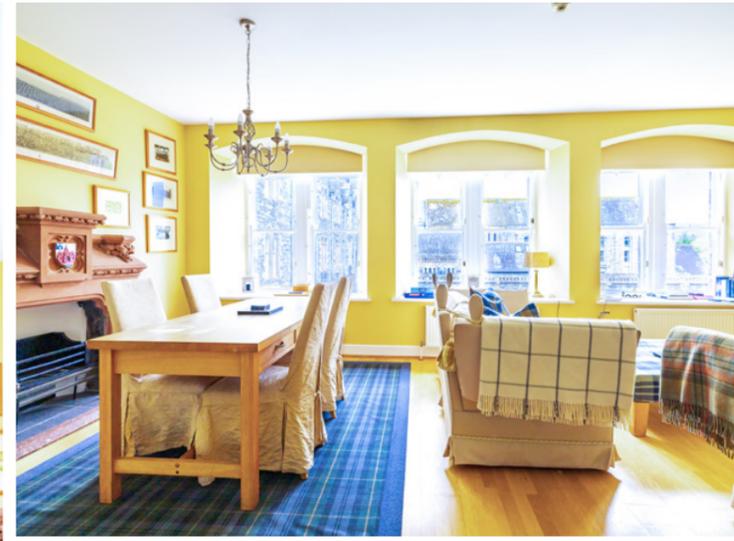
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THE PROPERTY

Nestled within the historic charm of The Highland Club in Fort Augustus, discover a beautiful 2-bedroom, 2-bathroom residence within the esteemed Old School building.





Step into the heart of this property and be greeted by an inviting open-plan Lounge/Kitchen/Dining area. Bathed in natural light streaming through three large windows, this space offers a sense of airiness and tranquillity. But what truly captivates is the panoramic view of the Cloister Garden, accompanied by a glimpse of the majestic hills of South Loch Ness, creating a picturesque backdrop to your everyday moments.

"...Bathed in natural light streaming through three large windows, this space offers a sense of airiness and tranquillity..."





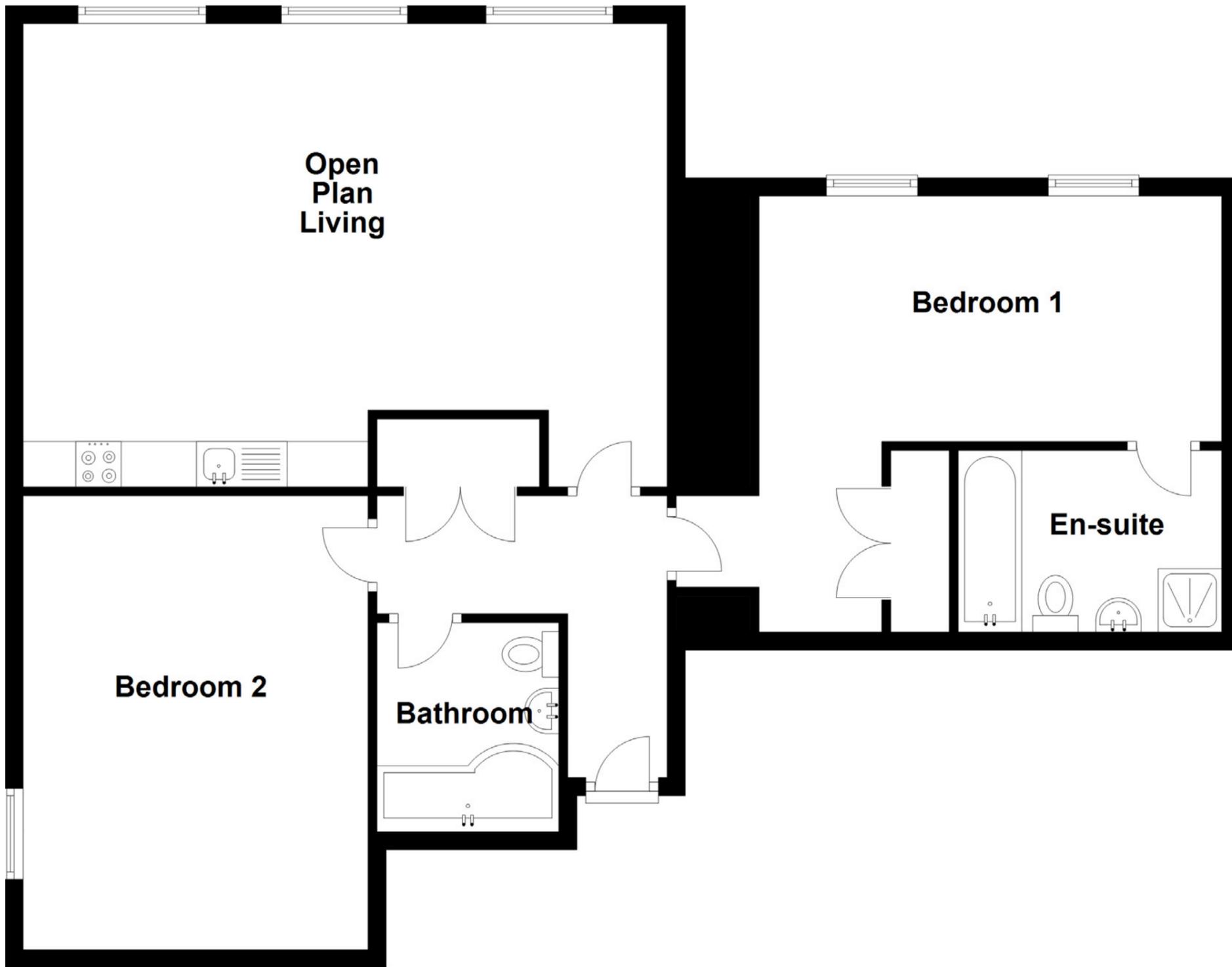
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The accommodation boasts two spacious double bedrooms, ensuring comfort and privacy for residents. The primary bedroom features an en-suite bathroom, allowing for convenience and luxury. Wake up to the same breathtaking views that adorn the lounge area, adding an extra touch of magic to your mornings. The second bedroom has glimpses of Loch Ness. Completing the layout is a well-appointed family bathroom, providing functionality and style.

Experience the perfect blend of contemporary living and historic allure at 9 The Old School. Embrace the serenity of Highland life while indulging in modern comforts. Welcome home to a sanctuary where every corner tells a story of timeless elegance and natural beauty.



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.10m (23'3") x 5.10m (16'9")
Bedroom 1	5.10m (16'9") x 4.80m (15'9")
Bedroom 2	5.00m (16'5") x 3.80m (12'6")
Bathroom	2.30m (7'7") x 2.00m (6'7")
En-suite	2.90m (9'6") x 2.00m (6'7")

Gross internal floor area (m²): 90m²
EPC Rating: C

THE LOCATION

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. 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.



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. Now, it is one of the most luxurious leisure complexes in the North of Scotland and is home to a number of deluxe holiday apartments offering splendid on-site facilities within the heart of the beautiful highland village of Fort Augustus. The grounds extend to over twenty 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 ready-made lifestyle with first-class facilities at your fingertips. 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 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.

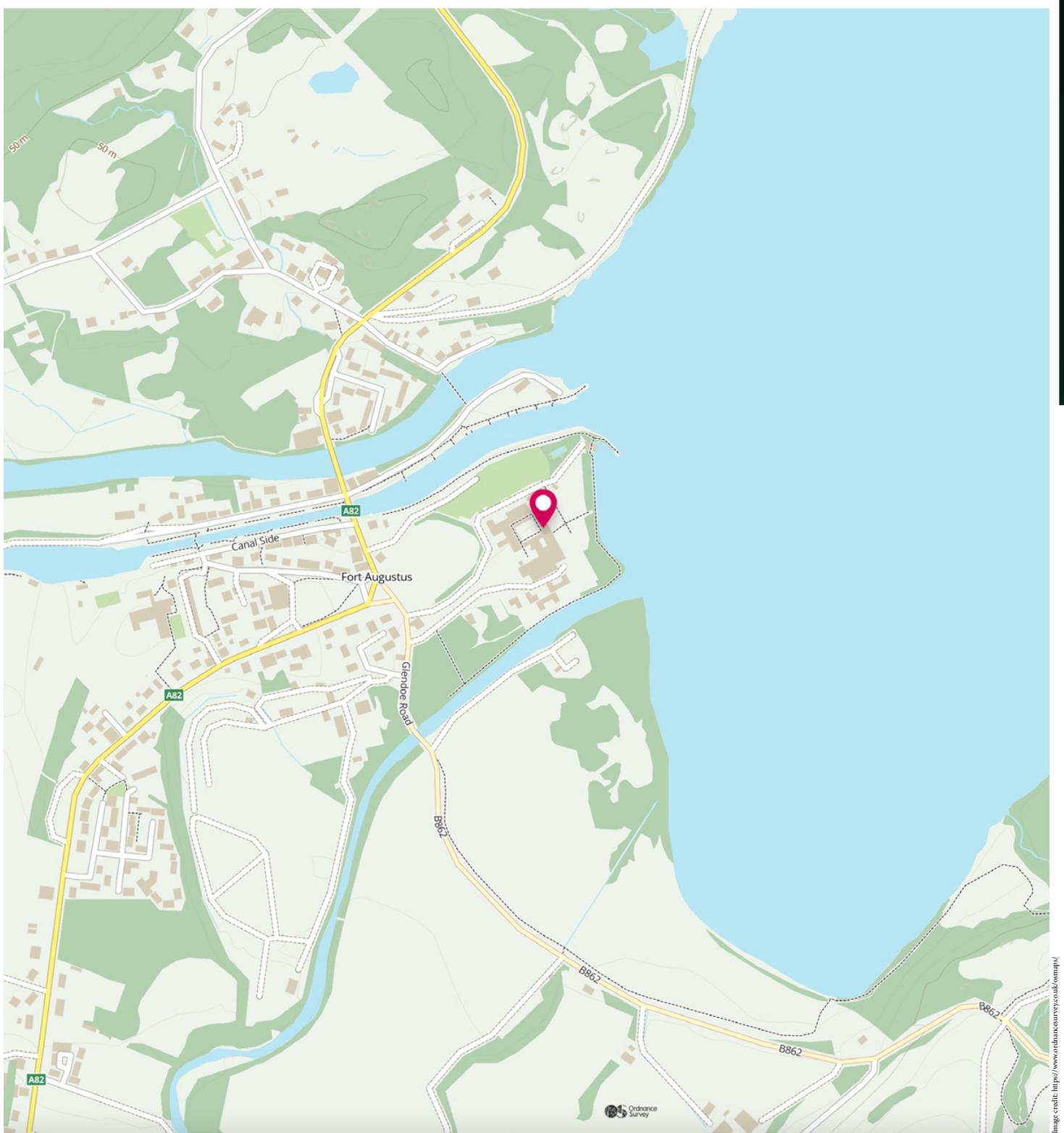


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