

Loch Ness

6

Abbey Church

THE HIGHLAND CLUB,
FORT AUGUSTUS, PH32 4DE


McEwan Fraser Legal
Solicitors & Estate Agents



URQUHART CASTLE, LOCH NESS

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LOCH NESS



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FORT AUGUSTUS



FORT AUGUSTUS GOLF COURSE

Situated in the village of Fort Augustus, The Highland Club is an exclusive development located within the now transformed Old Benedictine Abbey, which is home to a number of luxurious apartments and cottages. Fort Augustus is a busy tourist haven and offers an array welcoming cafes, restaurants and bars. A base at the Highland Club allows you comfortable, modern, luxurious living surrounded by the breathtaking and infamous past times Scotland is so famous for. A property within the Highland Club is ideal for a second home or sanctuary away from the hustle and bustle of the city and with Inverness thirty-three miles away, travelling to and from your new home is never an issue given the excellent rail and airport links now available there.

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. Fort William, the premier town in the Highlands, is situated thirty miles south and, as well as offering all the amenities you would expect, you can avail of skiing at Aonach Mor, a meal at the world renowned Inverlochy Castle, climbing the UK's highest mountain Ben Nevis or taking in the scenery at the wondrous Glencoe.

McEwan Fraser Legal are delighted to bring to the market a property that has to be seen to be appreciated. It really does have the **WOW** factor.

6 Abbey Church is a stunning, luxury four-star property is close to the swimming pool complex, gymnasium and newly opened beauty salon at the Highland Club.

This two bedroom apartment just oozes class in every square metre. The property is enhanced with the highest quality furniture and fittings but it has been designed in such a way that the designers have retained so many original features of the former St. Andrews Chapel, highlighting the splendid architecture throughout, complete with superb stained glass windows.



The lounge area is open plan and very spacious, the vaulted ceilings complement the spacious look. The kitchen is stylish and well-equipped with its granite worktops and central island and is fully fitted with electric oven, gas hob, dishwasher, microwave, washer/dryer and high-quality small appliances. The dining area is open plan and conveniently adjacent to the kitchen. In the kitchen/dining area, there are a number of majestic stained glass windows depicting the Scottish Saints.

The shower room is on the ground floor and has high-quality fittings, power shower, heated towel rail and ceramic tiles to the walls and floors.

The master bedroom is on a mezzanine gallery floor and features open views of the stained glass windows, king size bed and an en-suite bathroom with power shower. The second bedroom is also upstairs on the mezzanine floor level.

The current owners run the property as a holiday let for part of the year producing a very high rental income on a weekly basis. If you are looking for luxury then 6 Abbey Church is a property that must be seen.





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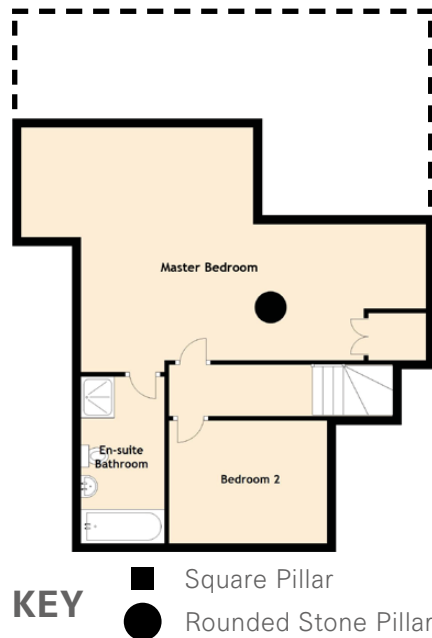
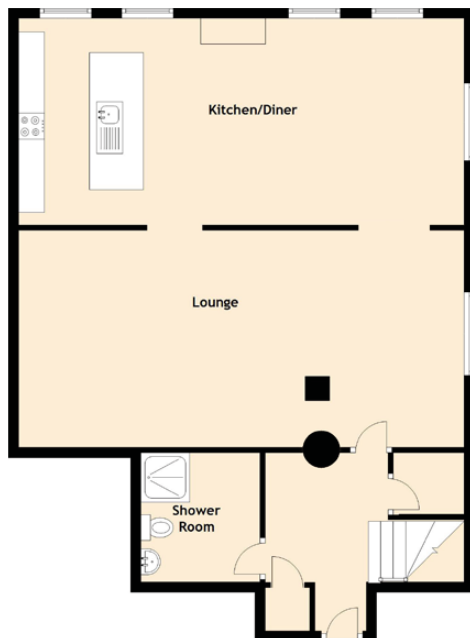


"...The master bedroom is on a mezzanine gallery floor and features open views of the stained glass windows..."









KEY

- Square Pillar
- Rounded Stone Pillar



MEZZANINE
GALLERY



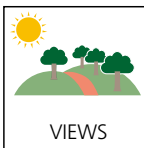
NEAR LOCH



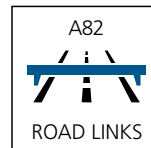
LEISURE
FACILITIES



NEAR CAFE'S
& RESTAURANTS



VIEWS



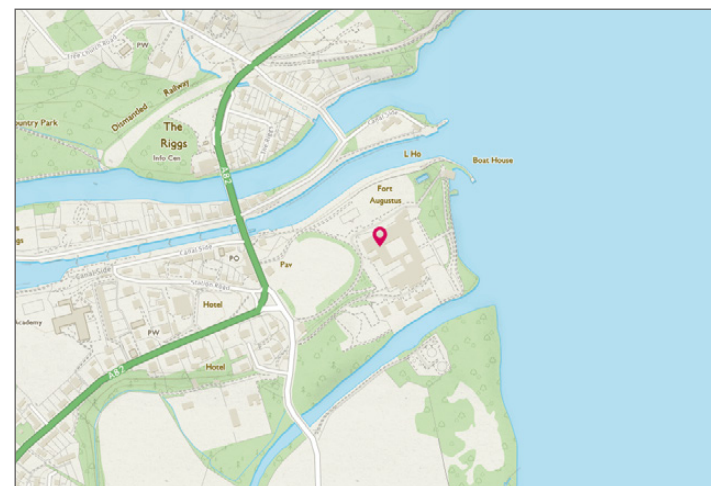
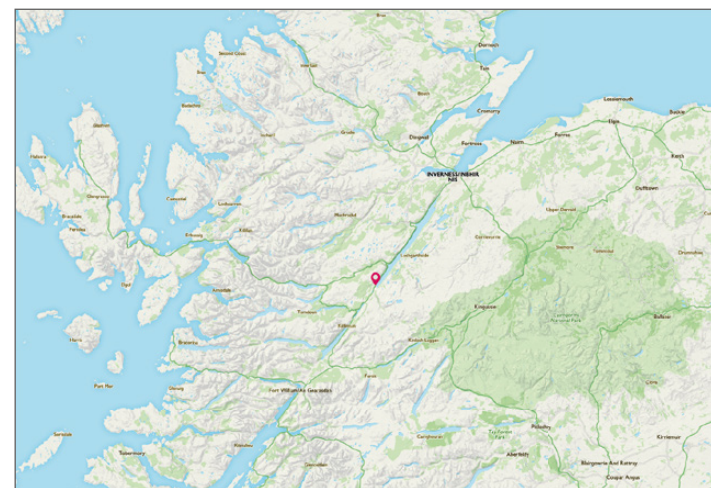
A82
ROAD LINKS



ORIGINAL
FEATURES



LOCAL
AMENITIES



Approximate Dimensions
(Taken from the widest point)

Lounge	8.60m (28'3") x 4.20m (13'9")
Kitchen/Diner	7.60m (24'11") x 4.00m (13'1")
Master Bedroom	7.00m (23') x 5.10m (16'9")
En-suite Bathroom	3.80m (12'6") x 1.90m (6'3")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Shower Room	2.50m (8'2") x 2.30m (7'7")

Gross internal floor area (m²) - 160m²

EPC Rating - C

Extras
(Included in the sale)

Owners are willing to sell fixtures and fittings privately.
An annual service charge applies to property.

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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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