

4 ABBEY CHURCH

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




McEwan Fraser Legal

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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 30 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 30 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.

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 20 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 finger-tips. When you purchase a property here, you are also buying into the facilities that are on offer including: indoor heated swimming pool, gym, sauna & 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.





Luxury Four-bedroom Apartment - 4 Abbey Church

McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this amazing four-bedroom apartment situated close to the edge of Loch Ness in The Highland Club at Fort Augustus. The apartment is part of the original abbey and many of the original features have been tastefully incorporated into this gorgeous property. This luxurious accommodation is accessed via a private entrance adjacent to the side of the main building and has a wonderful exclusive roof terrace giving the owners an extensive outdoor relaxation area.

The property also has parking next to the property with a fitted electric vehicle charging point.

The accommodation is set over a number of levels and consists of:

LOWER GROUND FLOOR - Inner hall, bedroom and WC cloakroom.

GROUND FLOOR - WC, bright lounge/dining/kitchen area with original stained-glass windows, the kitchen has a remarkable fossilised wall frieze above the wooden worktops (also includes electric AGA cooker and integrated Miele dishwasher and fridge), inner hall and spiral staircase to the ground floor.

FIRST FLOOR - Landing, bathroom, master bedroom with en-suite including a shower and bath, and study.

SECOND FLOOR - Two bedrooms, family room and massive roof terrace.

CURRENT AND FUTURE POTENTIAL
This apartment is currently a permanent home but could easily revert to a holiday letting business. Various management companies are based on-site and offer a management service for the rental of your property. Annual service charge applies.

The neighbour has, in principle, agreed the sale of additional internal space that would provide an additional public room on the ground floor.



4 ABBEY CHURCH







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AMAZING
 FOUR-BEDROOM
 APARTMENT
 SITUATED
 CLOSE TO THE
 EDGE OF LOCH NESS



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lower Ground Floor	
WC	1.30m (4'3") x 1.30m (4'3")
Bedroom 2	5.50m (18') x 5.20m (17'1")
Ground Floor	
Kitchen	6.10m (20') x 2.80m (9'2")
Lounge	8.30m (27'3") x 7.50m (24'7")
WC	2.00m (6'7") x 1.44m (4'9")
First Floor	
Master Bedroom	5.90m (19'4") x 3.60m (11'10")
Dressing Room	2.30m (7'7") x 1.75m (5'9")
En-suite	2.80m (9'2") x 2.20m (7'3")
Office	3.00m (9'10") x 3.00m (9'10")
Second Floor Half Landing	
Bathroom	2.50m (8'2") x 2.10m (6'11")
Second Floor	
Family Room	7.60m (24'11") x 3.70m (12'2")
Bedroom 3	3.90m (12'9") x 3.60m (11'10")
Bedroom 4	3.90m (12'9") x 3.80m (12'6")

Gross internal floor area (m²): 258m²

Terrace (m²): 121m²

EPC Rating: D

Extras (Included in the sale): Electric AGA cooker and integrated Miele dishwasher and fridge.

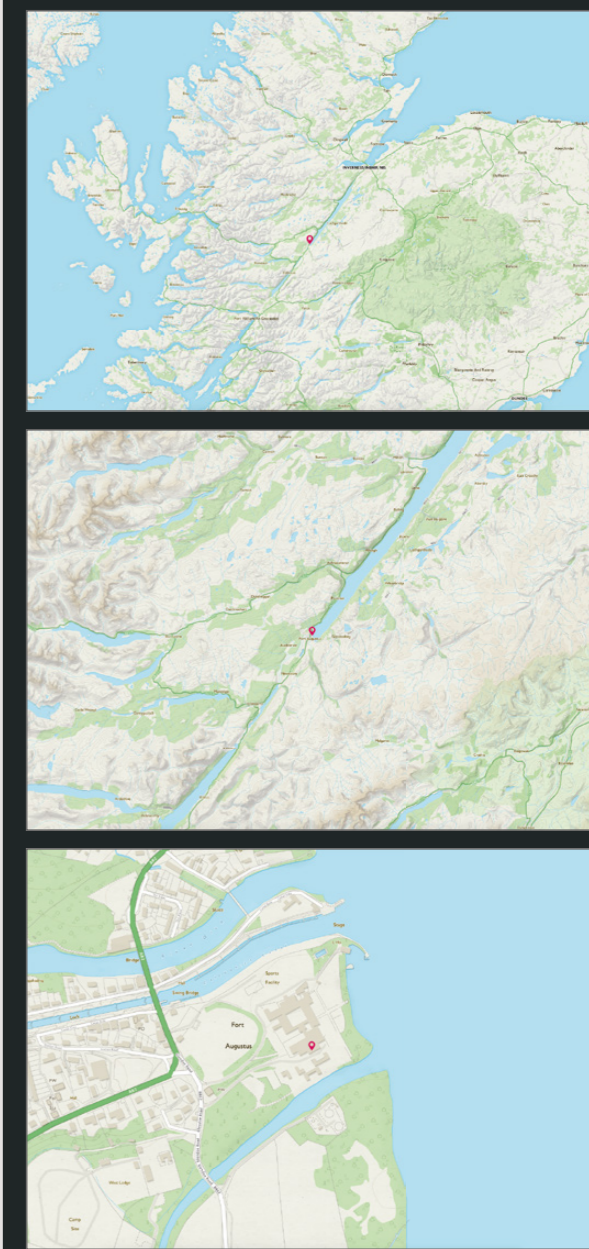


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