

Flat 13 The Abbey Church

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



*STUNNING LUXURY APARTMENT WITH TWO
BEDROOMS AND TWO BATHROOMS*



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McEwan Fraser Legal is delighted to present this two bedroom, two bathroom luxury apartment in the historic Highland Club on the banks of Loch Ness and the Caledonian Canal. The building itself has to be seen to be believed and never fails to create that “wow” moment when you step inside for the first time. The property itself is in a stunning modern walk-in condition and ready to start enjoying your new purchase from the day you take ownership.

Inside, the apartment comprises of:

- Fully equipped modern kitchen
- Spacious open plan living area with an abundance of natural light with dual aspect windows and an exposed feature brick column
- Kitchen diner area with space for formal dining
- Family bathroom
- En-suite shower room

Flat 13 The Abbey Church, The Highland Club

Open-Plan Area





Kitchen



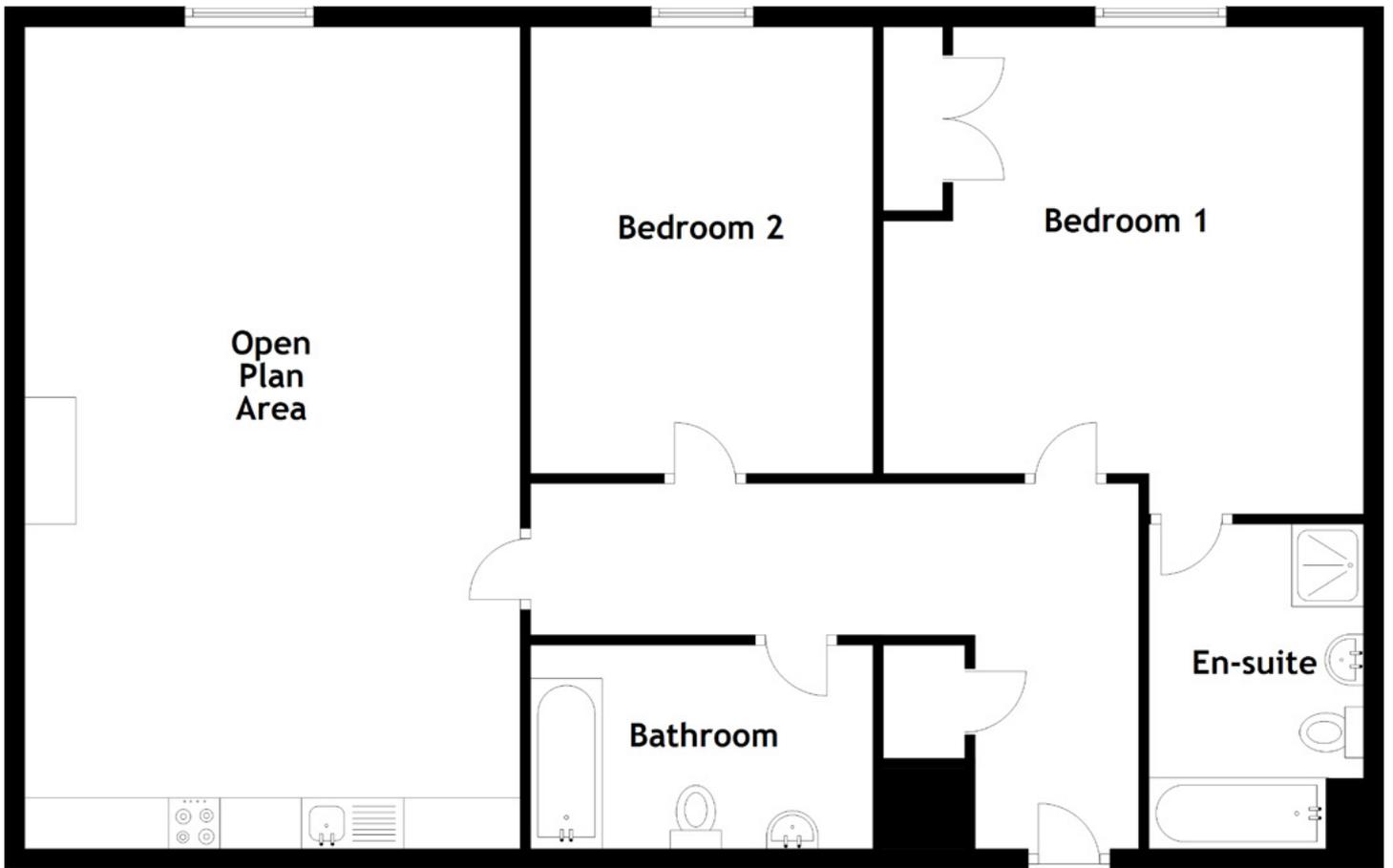


Bedrooms & En-Suite



Bathroom

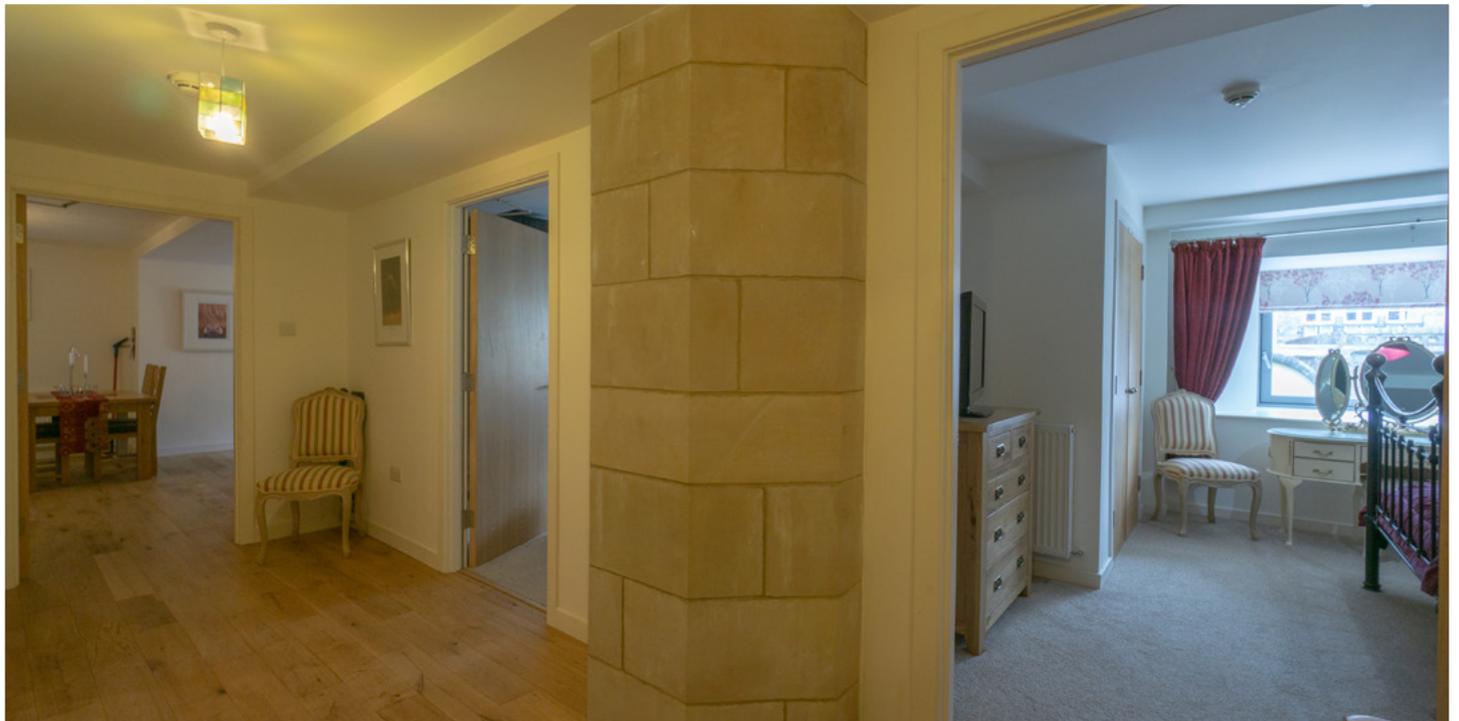




Approximate Dimensions

(Taken from the widest point)

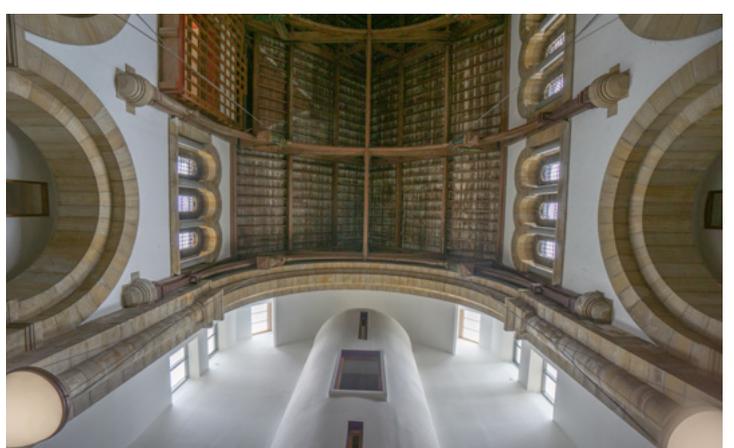
Open Plan Area	8.10m (26'7") x 4.85m (15'11")	Bathroom	2.50m (8'2") x 2.00m (6'7")
Bedroom 1	4.80m (15'9") x 4.70m (15'5")		
Bedroom 2	4.40m (14'5") x 3.35m (11')	Gross internal floor area (m ²): 101m ²	
En-suite	2.90m (9'6") x 2.10m (6'11")	EPC Rating: B	





This apartment can operate as a successful holiday letting business with various management companies based on-site who offer a management service for the rental of your property. An annual service charge applies.

The property would also make a lovely permanent residence or vacation home.





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.



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 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.



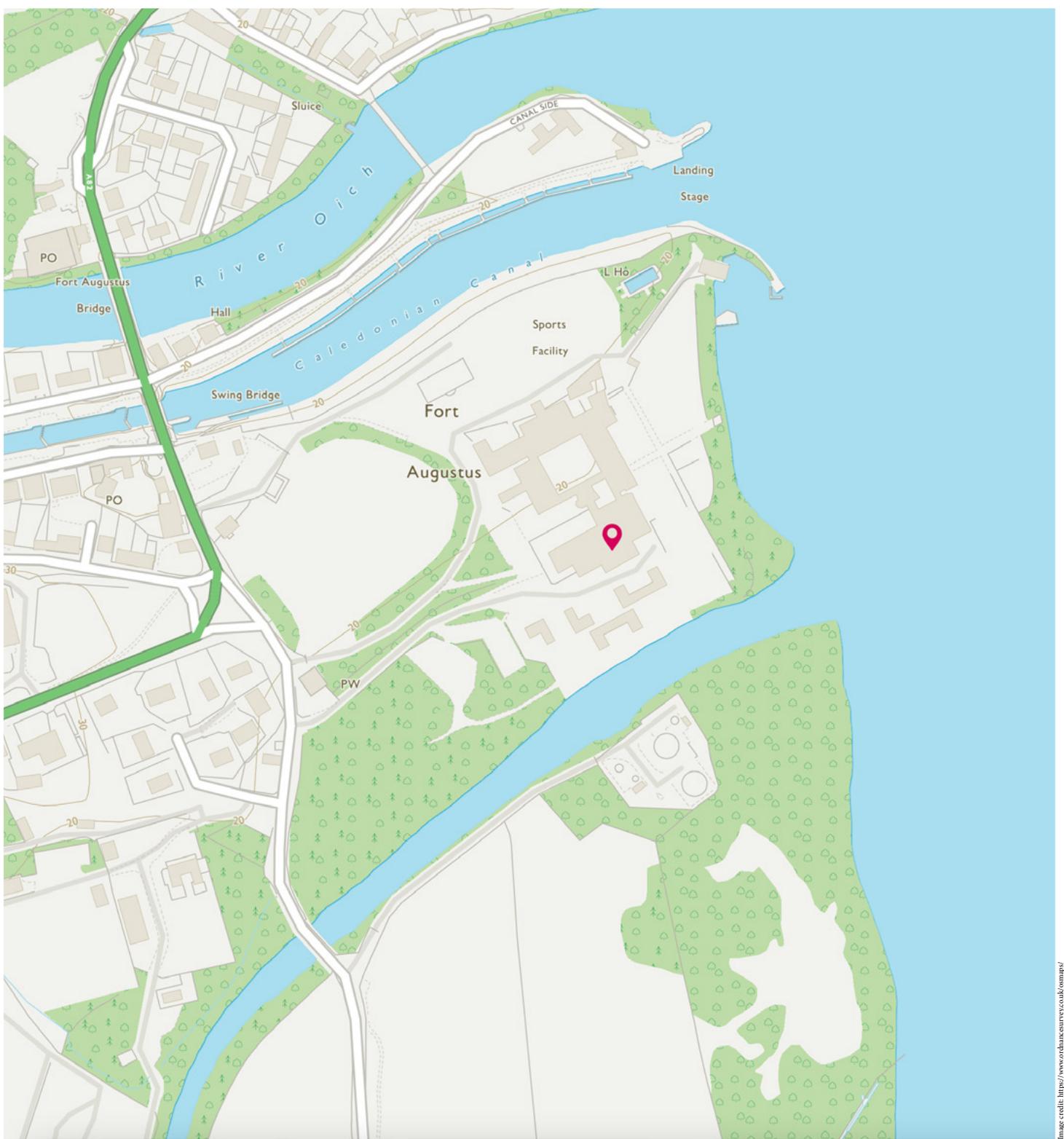


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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