

# 3 The Courtyard Cottages

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



*A wonderful 2 bedroom terraced cottage located on the river bank, in the prestigious Highland Club*



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McEwan Fraser Legal is delighted to offer a very rare opportunity to purchase this two-bedroom terraced cottage right on the river banks, located in a modern development on the grounds of Fort Augustus Abbey, next to Loch Ness, within easy commuting distance of both Inverness and Fort William.

# THE LOUNGE



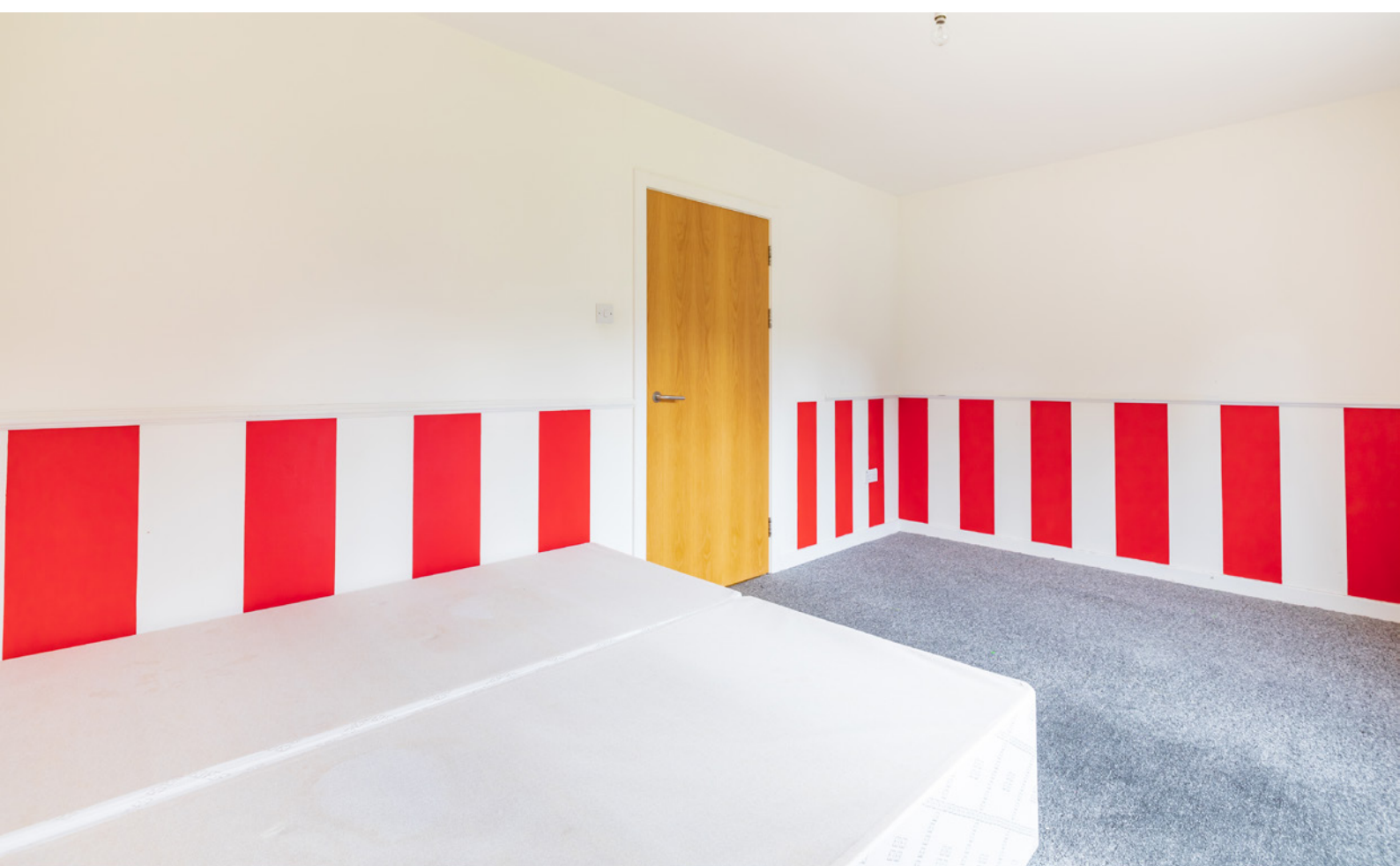
The accommodation is over two levels with the lower floor comprising of an entrance vestibule with storage cupboard, spacious lounge with wood burner fireplace and patio doors to the garden area overlooking the river, galley kitchen, large hallway storage cupboard, a double bedroom with deep fitted wardrobes and ground floor bathroom.



# THE KITCHEN



# THE LOWER BEDROOM





# THE LOWER BATHROOM



The upper floor consists of another double bedroom with fitted wardrobes and a family bathroom.

# THE UPPER BEDROOM





# THE UPPER BATHROOM





Private off-road parking is provided adjacent to the property, as well as visitors parking.

# EXTERNALS

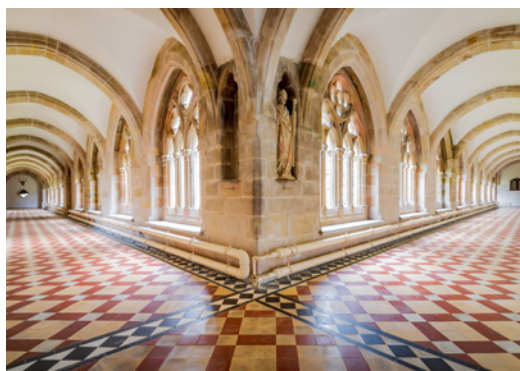




# THE HIGHLAND CLUB

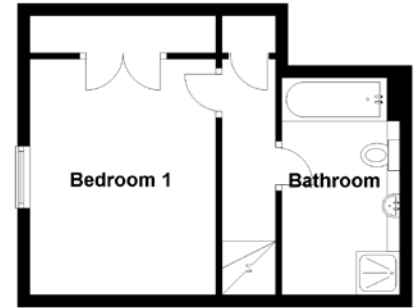
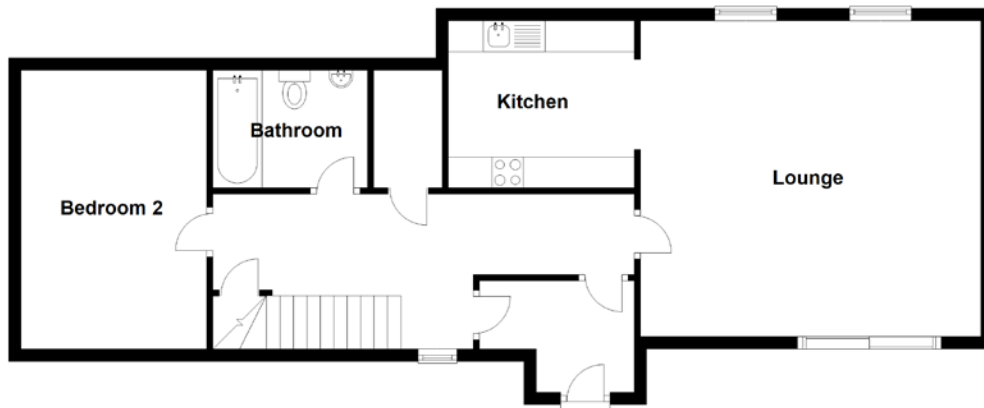
A monthly management charge applies which gives membership to The Highland Club and its amenities with access to first class leisure facilities including indoor heated swimming pool, gym, sauna and steam room, BBQ area, kids adventure playground, tennis court, boat moorings, trout fishing, club room with snooker table and on-site Boat House restaurant overlooking the shores of Loch Ness.

This property would serve as a wonderful permanent home but equally is a fantastic investment opportunity due to the high level of tourism, with on-site management services providing hands on holiday and letting servicing if required.





# FLOOR PLAN, DIMENSIONS & MAP

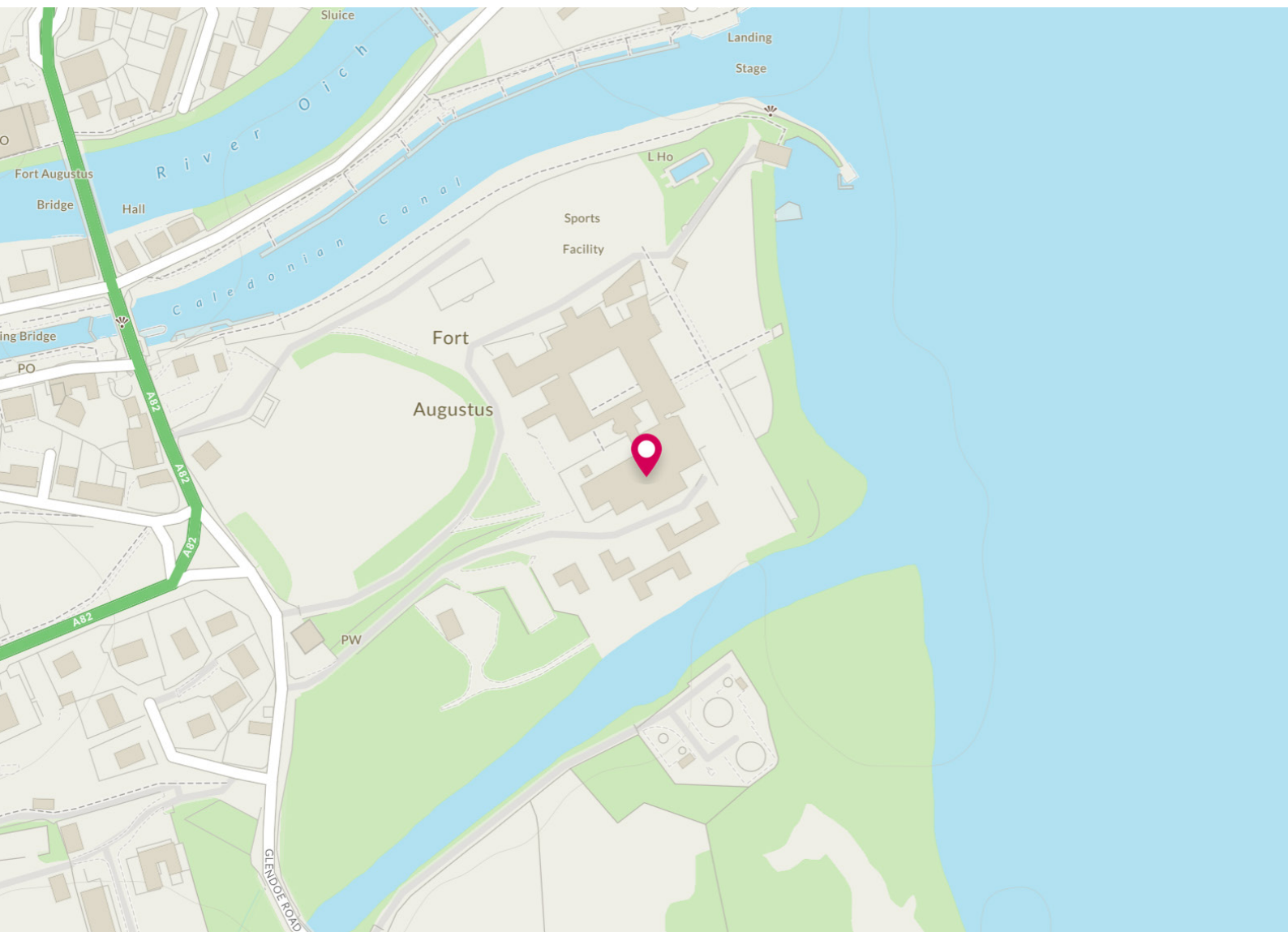


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.50m (18'1") x 5.10m (16'9")
Kitchen	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 1.90m (6'3")

Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	4.50m (14'9") x 3.00m (9'10")
Bathroom	3.50m (11'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup>  
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 beautiful sight with the numerous boats, barges and yachts that sail through on a daily basis. A property within the Highland Club is ideal either as a main or second home offering 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 Inverlochry 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.



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