

11 The Moorings

LOCH NESS HIGHLAND LODGES, INVERMORISTON
INVERNESS-SHIRE, HIGHLAND, IV63 7YE



Beautifully presented two-bedroom lodge, complete with a long-life composite deck, direct loch access, open-plan living, underfloor heating, and a jacuzzi-style bath



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Set in the heart of the Highlands, on the tranquil shores of Loch Ness, this beautifully presented two-bedroom lodge offers the perfect balance of modern comfort and natural serenity. Positioned within the highly regarded Loch Ness Highland Lodges development, the property enjoys wonderful loch frontage, a generous garden, and a large, newly replaced, long-life composite deck with glass balustrades, making it an exceptional retreat or holiday home. Steps lead directly from the deck down to the loch itself.

THE KITCHEN/LIVING /DINING ROOM



A welcoming front porch leads into a bright open-plan living space where the kitchen, dining and lounge areas flow seamlessly together. Large windows and French doors flood the room with light and frame the spectacular views across the water, while decking extends the living area outdoors, creating the perfect setting for relaxing, entertaining, or simply watching the changing moods of the loch.



The master bedroom is a peaceful sanctuary with its own en-suite featuring a jet-powered shower and French doors that open directly onto the deck. The second double bedroom is spacious and comfortable, ideal for family or guests. The main bathroom offers a touch of luxury with a jacuzzi-style bath, inviting you to unwind in complete comfort after a day exploring the Highlands.

BEDROOM 1



BEDROOM 2



THE BATHROOM



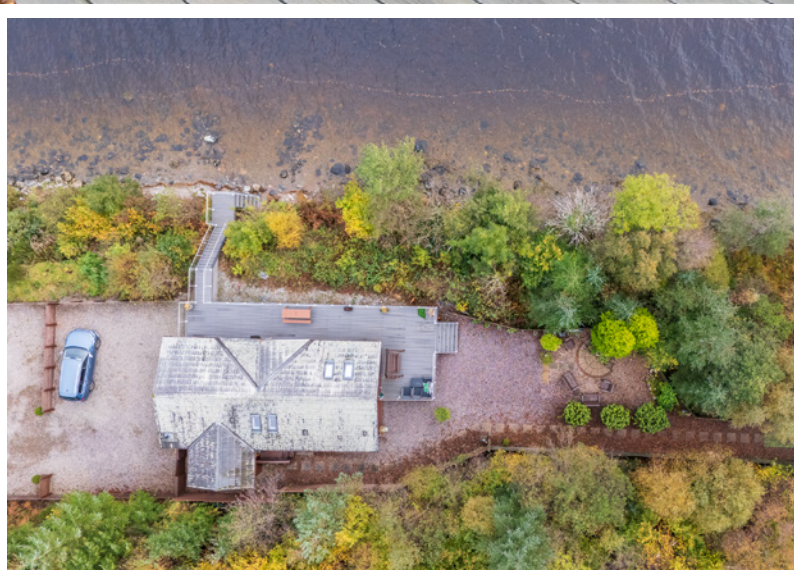
Underfloor heating runs throughout the lodge, powered by a gas central heating system and supplemented by a radiator in each bathroom. The boiler was renewed approximately three years ago. Double glazing completes the interiors, which are tastefully finished with a contemporary feel, perfectly suited to both permanent living and high-end holiday letting.

Outside, the lodge occupies a particularly generous plot with plenty of private parking and a large garden. The expansive deck, replaced at the start of 2025, offers ample space for outdoor dining or a quiet morning coffee while taking in the breathtaking surroundings.

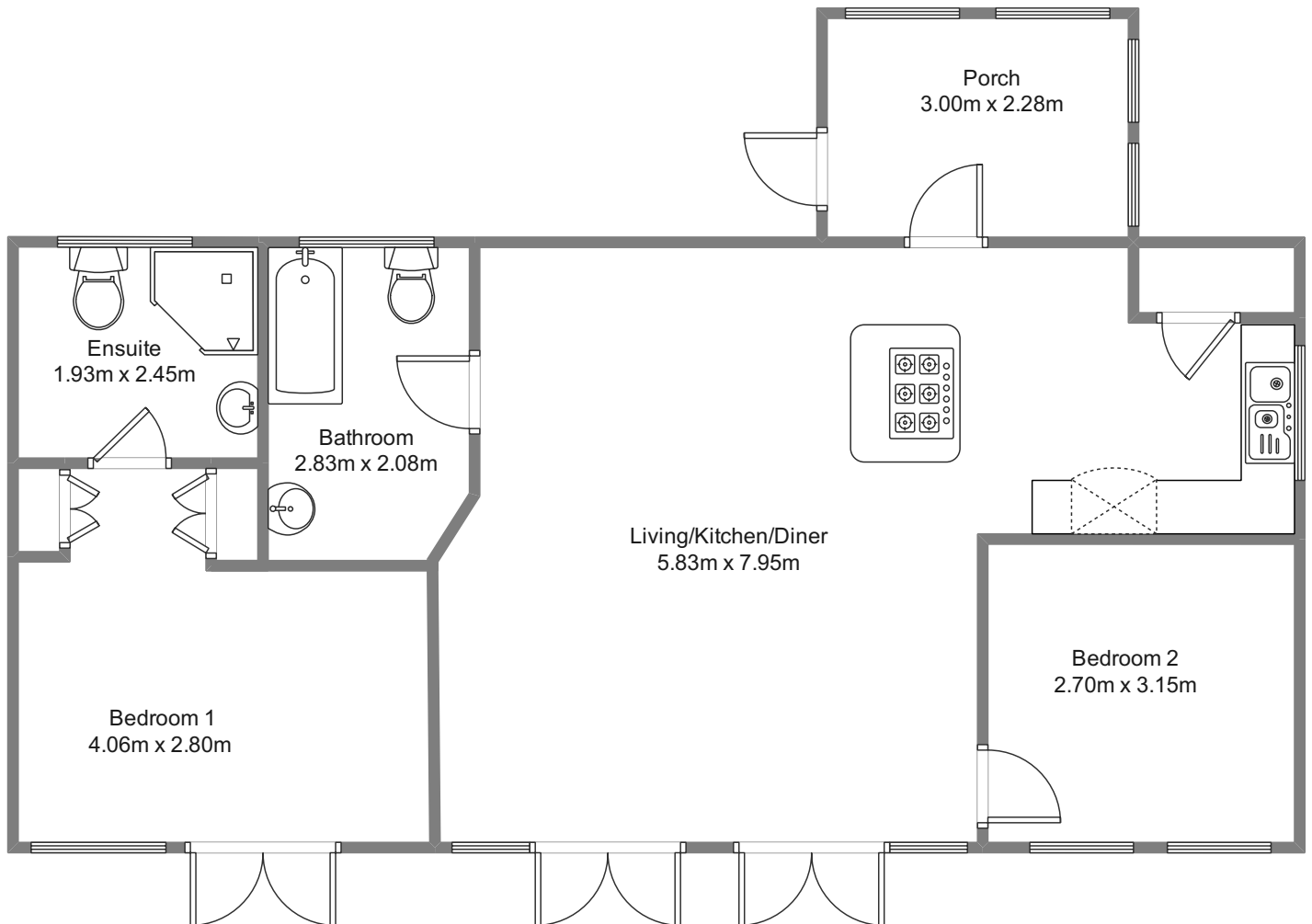
With its enviable lochside position, stylish interior, and excellent outdoor space, 11 The Moorings represents a rare opportunity to own a property that truly captures the beauty and tranquillity of the Scottish Highlands. Whether as a private getaway or an attractive investment, this exceptional lodge is ready to be enjoyed from the moment you step through the door.

EXTERNALS

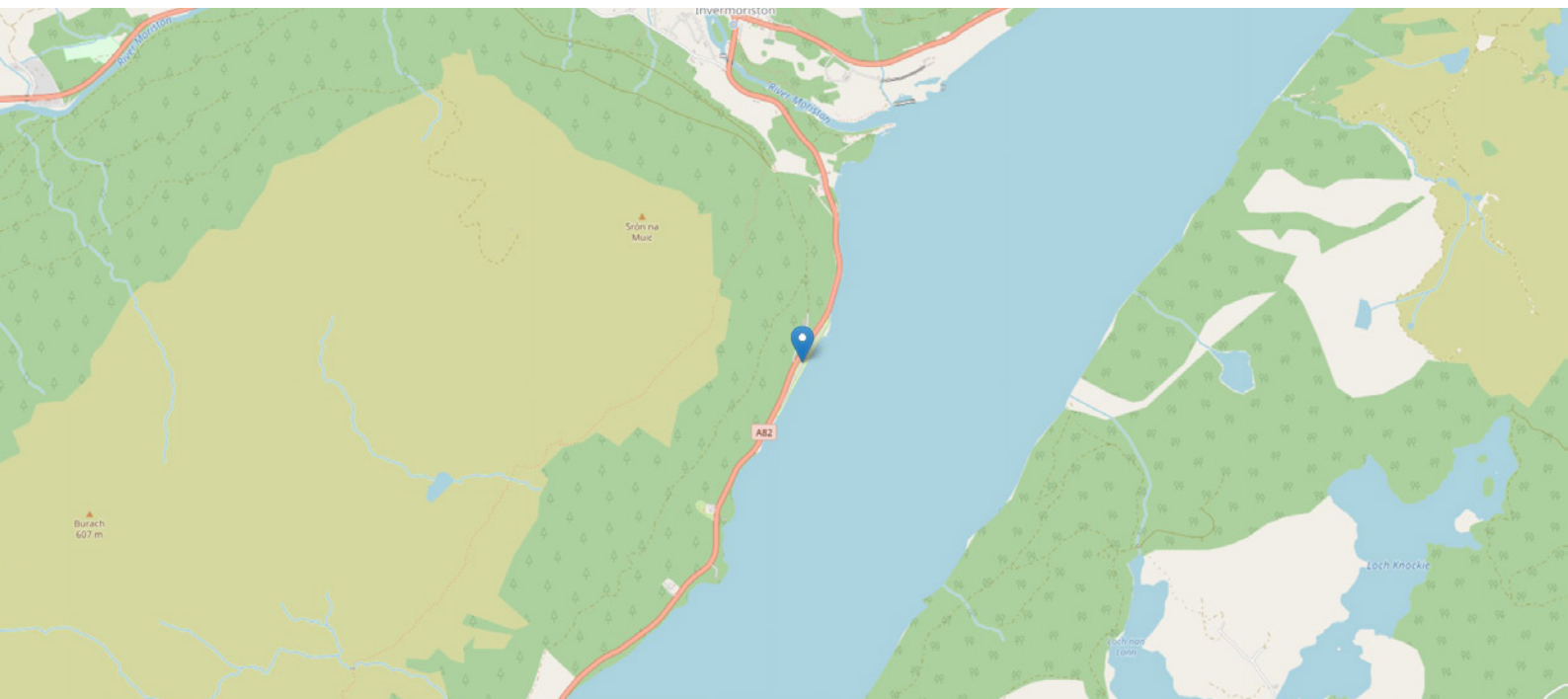




FLOOR PLAN & DIMENSIONS

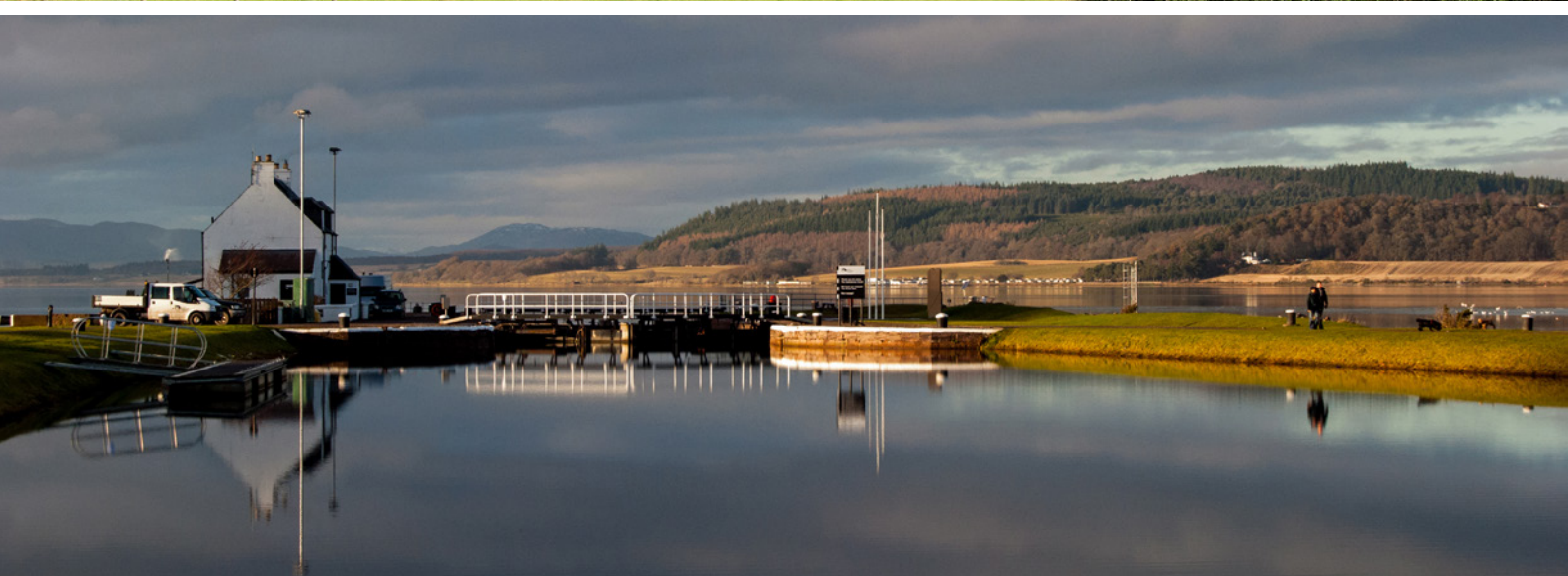


Approximate Dimensions (Taken from the widest point)



THE LOCATION

Situated on the western side of Loch Ness, this area of the Highlands combines peaceful surroundings with excellent access to nearby towns and transport links. The landscape is striking, with wooded slopes, open water, and views that change constantly with the light and weather. The nearest village, Invermoriston, offers everyday essentials along with a friendly café and hotel bar. Just a short distance away, the popular village of Fort Augustus provides a wider range of amenities, including restaurants, small shops, and leisure facilities around the Caledonian Canal, where visitors can watch boats pass through the famous locks or take a cruise on Loch Ness.





To the north lies Drumnadrochit, a thriving community with a good selection of local services, gift shops, and visitor attractions, including the Loch Ness Centre and access to several excellent walking routes. Continuing north for around forty-five minutes brings you to Inverness, the capital of the Highlands. The city offers larger supermarkets, shopping centres, entertainment venues, and a wide choice of dining options. Inverness Airport, located to the east of the city, provides regular domestic flights as well as services to several European destinations, making travel easy and convenient.

The A82 road links the entire length of the Great Glen, connecting Inverness with Fort William to the south and offering one of the most scenic drives in Scotland. Outdoor enthusiasts will find no shortage of things to do in the area, from walking and cycling to fishing, paddleboarding, and exploring forest trails. The combination of stunning scenery, easy accessibility, and a welcoming local community makes this part of Loch Ness a particularly appealing place to spend time, whether for holidays or year-round living.



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