

14 The Monastery

THE HIGHLAND CLUB, ST BENEDICT'S ABBEY, FORT AUGUSTUS, PH32 4BJ



*AN EXCEPTIONAL TOP FLOOR RESIDENCE
OVERLOOKING LOCH NESS*



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This impressive 2 bedroom top-floor apartment at The Highland Club offers a generous amount of living space together with views towards the loch and across the beautifully enclosed courtyard of the former monastery.

Reaching the apartment involves walking through the original cloisters of the former monastery, creating a memorable approach and a real sense of the building's history before entering the apartment itself.



The accommodation is centred around a spacious open-plan living, dining and kitchen area, creating a comfortable setting for everyday living as well as entertaining. The kitchen is finished with granite worktops and fitted with a gas hob, electric oven, fridge freezer, dishwasher and washer dryer, with a microwave, kettle and toaster also provided. Wood panelling in the hallway adds character and a sense of quality as you move through the apartment.

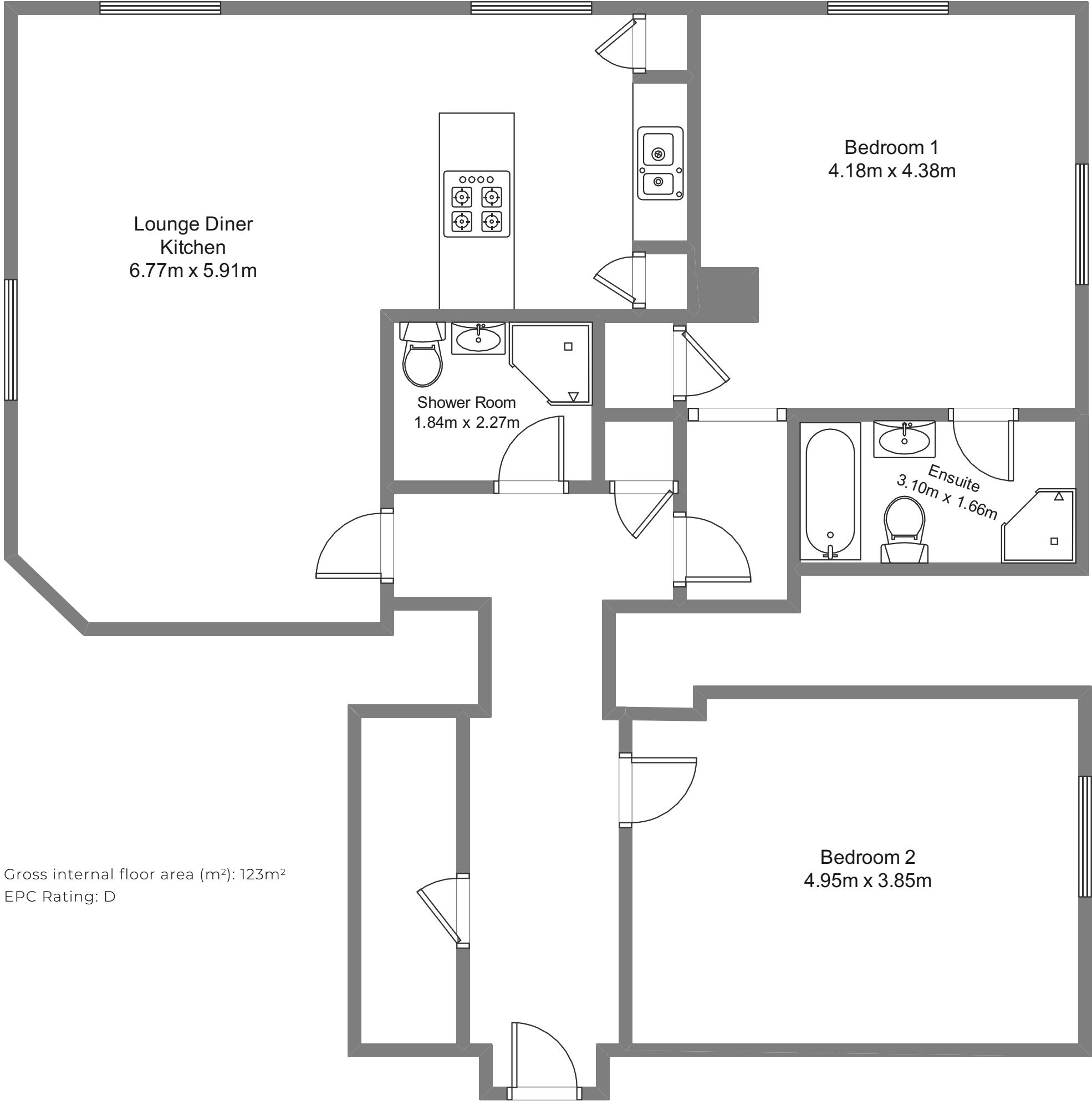




The two bedrooms are generously proportioned, offering excellent space for comfortable bedroom furniture and making the apartment equally suited to private use or longer stays.

The main bathroom is particularly well appointed, with a bath and separate shower, while the en-suite has a dedicated shower. Both bathrooms are fully tiled and benefit from underfloor heating, with quality bathroom fittings adding to the polished finish.





Gross internal floor area (m²): 123m²
EPC Rating: D



Ownership also brings access to an unusually broad range of facilities within the grounds. There is an indoor swimming pool, gym, sauna and steam room, along with a tennis court and golf simulator. The club lounge provides a more relaxed space with a snooker table, while outside there is giant chess, lawn croquet and a children's adventure playground. A beauty spa, fishing facilities and private jetty add further options for enjoying time at the club and making the most of its setting beside Loch Ness.



The apartment is notably spacious, with the top-floor position allowing the views to be enjoyed from a peaceful setting within The Highland Club. It combines generous proportions and character with the convenience of extensive leisure facilities on the doorstep, creating a distinctive property for anyone looking for a Highland base with considerably more to offer than the apartment itself.

The Highland Club is set in an exceptional location at the heart of Fort Augustus, surrounded by Loch Ness, the River Oich, River Tarff and the Caledonian Canal.

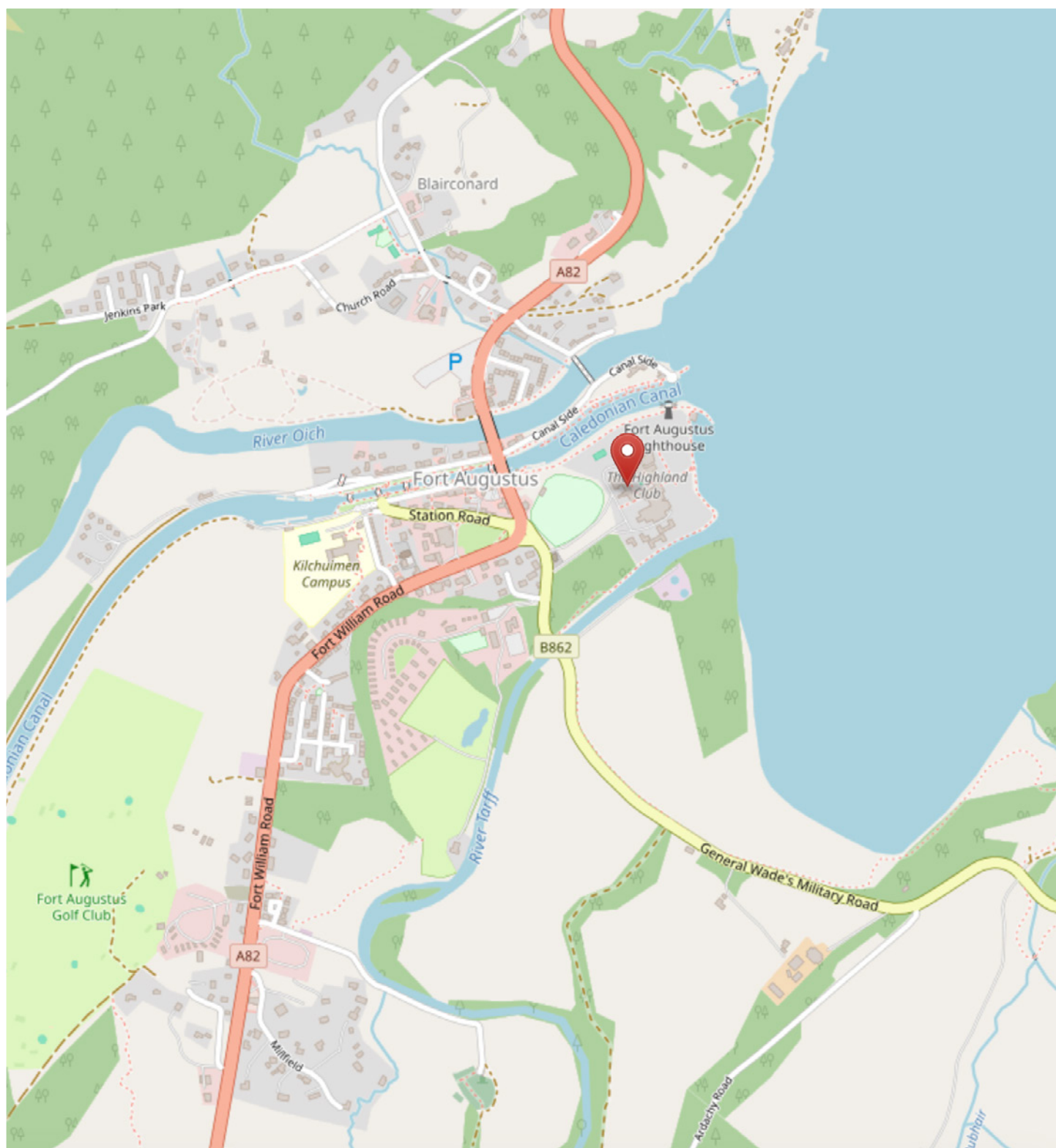


Set at the southern end of Loch Ness, The Highland Club occupies a site with a remarkable Highland history. Originally established as a military fort following the Jacobite Rising, the site later entered a very different chapter when Simon Fraser, 13th Lord Lovat, gifted it to the Benedictine monks in 1876. The former fort was transformed into a Benedictine monastery, with the buildings and Abbey Church developed during the late nineteenth century. Designed in part by renowned architect Peter Paul Pugin, the complex became St Benedict's Abbey and was home to a thriving monastic community, school and scriptorium for more than a century.

The Benedictine community eventually departed in 1998, but the character and architectural heritage of the former monastery remain. Following an extensive restoration, the historic buildings were sensitively converted to create The Highland Club, preserving many of the original features while giving the property a new purpose. Today, the former monastery, Abbey Church, cloisters and surrounding grounds provide a unique setting on the banks of Loch Ness, where centuries of military, monastic and Highland history form an integral part of everyday life.



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. Fort Augustus offers an appealing combination of Highland surroundings and everyday convenience, making it a particularly attractive setting for those looking for a quieter pace of life without feeling isolated. Situated at the southern end of Loch Ness, the village is surrounded by open countryside. The Caledonian Canal runs through the centre of the village, meeting Loch Ness and providing a distinctive setting for walks, cycling and enjoying the outdoors. For anyone who appreciates having space around them and easy access to the countryside, there is plenty to enjoy close to home. Despite its village setting, Fort Augustus has a useful selection of shops, cafés, restaurants, pubs and local services, making day to day life straightforward. The area also provides a range of opportunities for walking, boating, fishing and exploring the surrounding Highlands.



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