

# 14 Raven Wing

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



*Stunning One-Bed Apartment In The Prestigious Highland Club, Fort Augustus – Ideal Highland Getaway or Lucrative Holiday Let with Exclusive Amenities Including Swimming Pool And Gym*



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Discover a stunning one-bedroom apartment in the sought-after Raven Wing section of the prestigious Highland Club, Fort Augustus. This gorgeous property perfectly blends comfort and investment potential, making it an exceptional choice for personal use or as a lucrative holiday let in the breathtaking Scottish Highlands.

# THE LOUNGE/KITCHEN

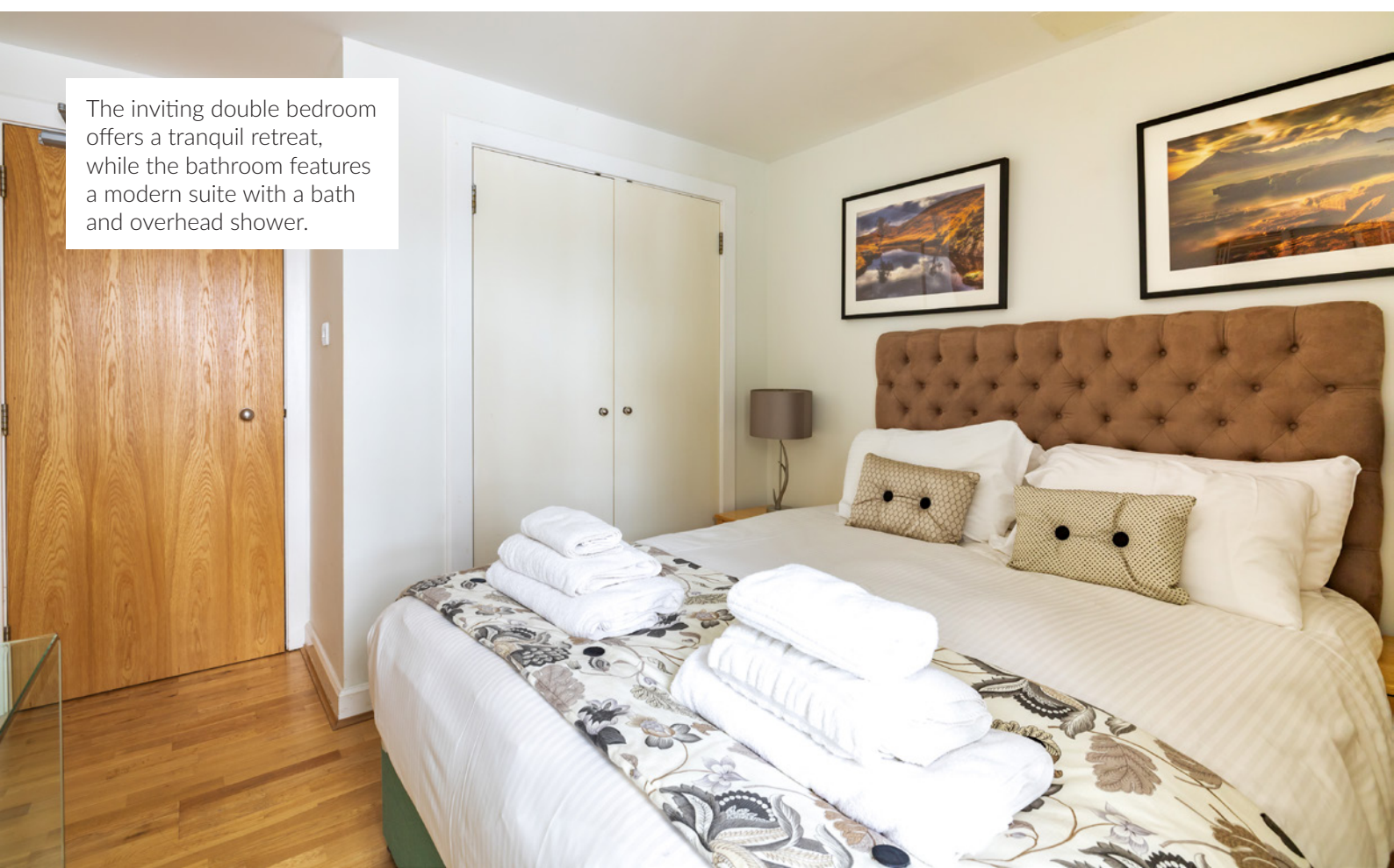


Step into the spacious open-plan lounge, kitchen, and dining area, bathed in natural light streaming through floor to ceiling windows, beyond which lies views of the clubs cricket pitch with the charming Fort Augustus village in the distance.

# THE BEDROOM



The inviting double bedroom offers a tranquil retreat, while the bathroom features a modern suite with a bath and overhead shower.



# THE BATHROOM



Situated within the Highland Club, this apartment offers more than just a beautiful living space. The exclusive development boasts superb amenities, including a swimming pool, residents club room (incl. full size snooker table), tennis courts (a soon to be new padel court!) and meticulously maintained grounds. On-site letting management services provide seamless property management, making this an ideal investment opportunity. Please note an annual service charge applies for access to these amenities.

# EXTERNALS



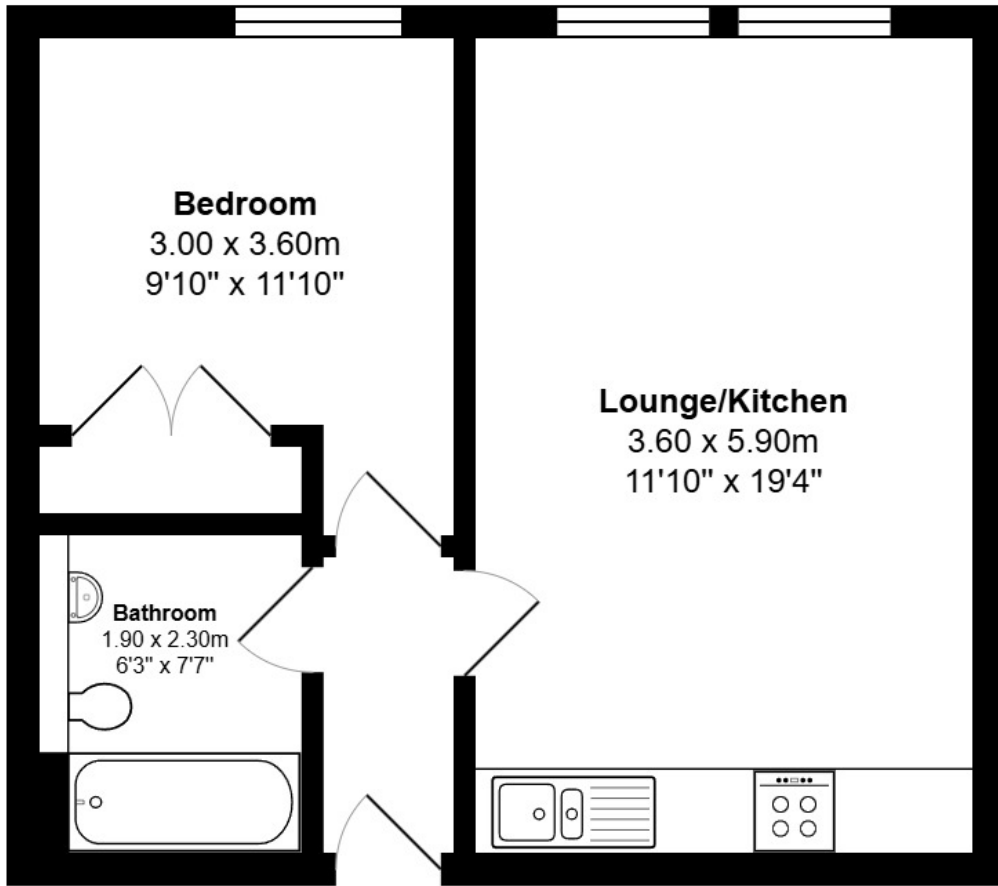
Whether you're seeking a serene Highland getaway or a prime investment in North Scotland's thriving holiday market, 14 The Raven Wing offers it all. Embrace the charm of the Highlands and create cherished memories or enjoy steady rental income in this captivating locale.

Don't miss your chance to own a slice of Highland luxury in Fort Augustus.

# THE HIGHLAND CLUB

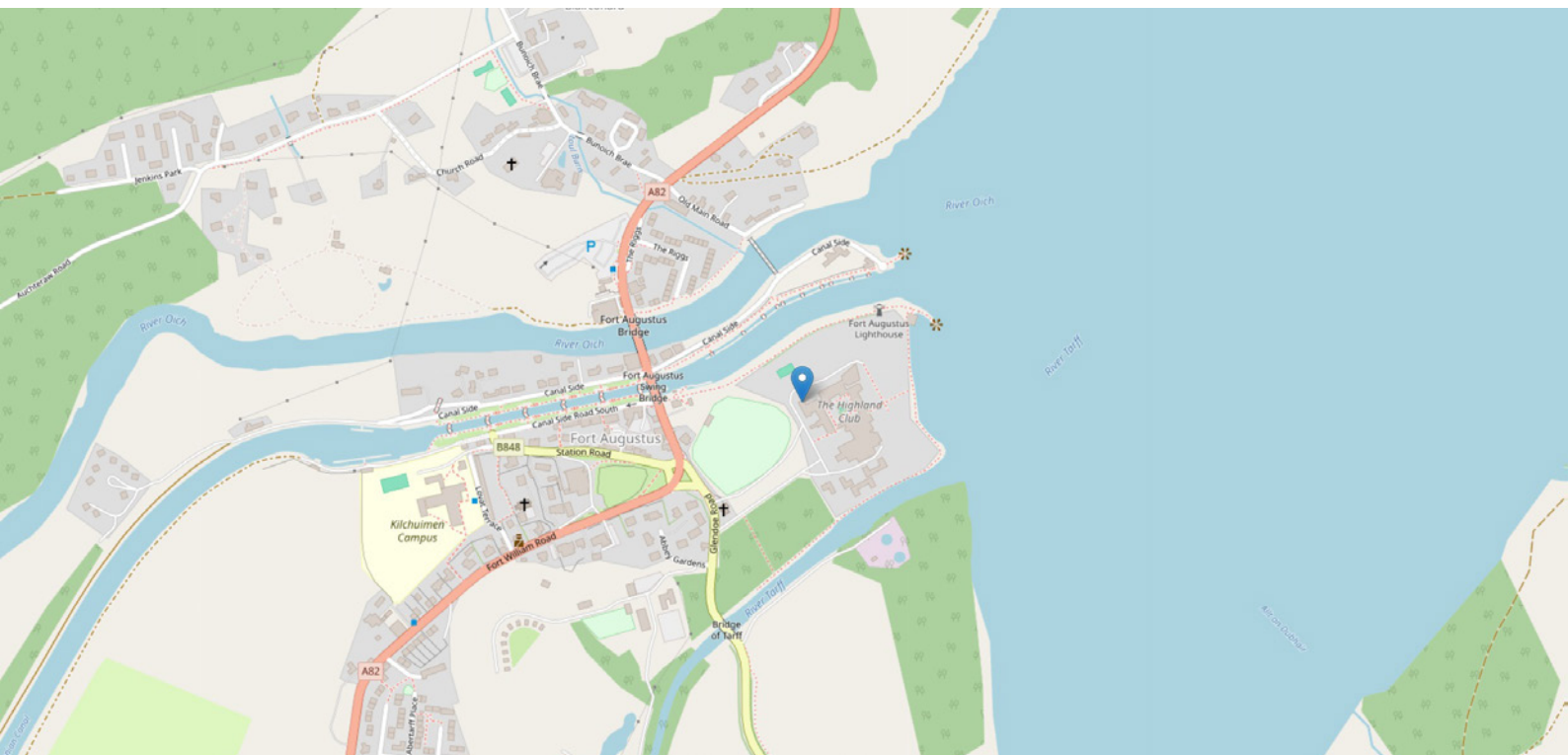


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Nestled in the picturesque village of Fort Augustus, The Highland Club stands as a prestigious development set within the meticulously transformed former Benedictine Abbey. This remarkable complex is home to an array of exquisitely designed apartments and charming cottages, offering an exclusive residential experience.







Fort Augustus, a bustling tourist hub, surrounds this exceptional property, providing a welcoming atmosphere filled with quaint cafes, inviting restaurants, and lively bars. The Caledonian Canal gracefully winds through the village, offering a captivating spectacle as boats, barges, and yachts sail through daily.

Ideally situated just thirty miles from Inverness, The Highland Club presents an ideal second home or peaceful retreat from urban life, with excellent transportation links via rail and air. The journey from Inverness to London by air taking approximately 1 hour 20 minutes and from Inverness to the property approximately approximately 1 hour by car. For those seeking adventure, Fort William, often dubbed the "Outdoor Capital of Europe," lies thirty miles to the south, offering skiing, fine dining at Inverlochy Castle, Ben Nevis climbing, and the awe-inspiring beauty of Glencoe.

With modern luxury and breathtaking Scottish scenery, The Highland Club provides the perfect base for a comfortable, serene, and enriched lifestyle.

### FORT AUGUSTUS ABBEY

Standing proudly on the shores of Loch Ness, this historic edifice has served as a military garrison, a Benedictine monastery, and a boys' school. Today, it reigns as one of the most luxurious leisure complexes in northern Scotland. Its grounds, spanning over twenty acres, are embraced on three sides by the serene waters of Loch Ness and the meandering Caledonian Canal.

### THE HIGHLAND CLUB

Owning a property at The Highland Club is a gateway to an extraordinary lifestyle. Beyond your residence, you gain access to a world-class array of amenities, including an indoor heated swimming pool, a rejuvenating beauty spa, a fully-equipped gym, saunas, and steam rooms. Additional offerings include a barbecue area, a children's adventure playground, a tennis court, boat moorings, trout fishing, a club room with a snooker table, and an on-site Boat House restaurant overlooking the enchanting shores of Loch Ness.

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