

Investment Holiday Let

5 The Brothers Wing, The Highland Club, St. Benedicts Abbey, Fort Augustus, PH32 4BJ

Apple Property Solutions are Delighted to offer this Modern, Fully Furnished Two Bedroom Apartment. Currently Situated inside the Scenic Highland Club, Fort Augustus. The Property Benefits from Secure Gated Access, Modern Courtyard, Ground Floor Entry, Reception Hallway, Lounge/Dining Area, Modern Fitted Kitchen Area, Two Bedrooms, Two Bathrooms, Gas Central Heating, Double Glazing, Freehold and No Upward Chain. Currently Rented as a Full Time Managed Holiday Let.

**Offers In The Region
Of £309,950**



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Location:

This Easily Accessible Ground-Floor Apartment is in the Brothers Wing and is one of the most Historically Important Sections of the Redeveloped St. Benedict's Abbey. Built within the original Fortress Wall, Dating Back to 1716. The Highland Club Fort Augustus is a beautiful Grade A listed building set on a 20 acre estate surrounded by water and spectacular scenery with uninterrupted views over Loch Ness and edged by the Caledonian Canal. Conveniently located in the centre of the Highlands within easy driving distance of all that the Highlands of Scotland has to offer from climbing Ben Nevis or exploring castles to whisky tours, watching the boats navigate the lock gates of The Caledonian Canal in the village or taking a boat ride out on Loch Ness.



On Site Amenities:

The Highland club offers a Variety of Facilities for sport, Including a 10m Heated Swimming Pool, Steam Room, Sauna and Gym Within the Main Building, with Onsite Cricket, 5 A-Side Football Pitch, Badminton, Archery, Tennis Courts and Croquet with Snooker and Pool in the Club Lounge. For a more Leisurely Experience you can Explore the Extensive Grounds, such as the On-Sight Boathouse Restaurant Overlooking the Loch, or Various Other Eateries in Fort Augustus.



Local Attractions:

Loch Ness Gift Shop, Restaurant/Coffee Shop, Takeaways, Traditional Pubs, Canal Loch, Daily Loch Ness Boat Tours.

Approach:

Highland Club Secure Gated Access, Private Tree Lined Long Drive and Cricket Lawn to Front.

Front:

Stone Arched Wall Entrance with Modern Courtyard and Hardwood Stained Leaded Front Door.



Reception Hallway:

Smoke Alarm, Two Wall Lights, Intercom System to Wall, Paneled Radiator and 'Oak' Effect Laminate Flooring, Bedroom One, Bedroom Two, Family Bathroom, Boiler Cupboard Housing Combi Boiler, Storage Cupboard Housing Consumer Unit, Electric Meter and Open Plan Lounge, Dining and Kitchen.

Lounge/Dining Area 26'1" (max) x (13'1" max/ 10'2" min):

Two Stag Horn Effect Wall Lights, Abstract Panel Wall Light, Large Double Glazed Window to Front with Two Large Openings, Two Panel Radiators, Power Points, Ariel Point, Phone Point and 'Oak' Effect Laminate Flooring.



Modern Fitted Kitchen Area 8'7" (max) x 5'4" (max):

Four Ceiling Down Lighters, A Fitted Range of Wall and Base Units, 'Granite' Work Surfaces, 'Stainless Steel' Single Sink into Base Units. 'Swan' Neck Mixer Tap, 'Granite' Splashbacks, Integrated Extractor, Four Ring 'Stainless Steel' Gas Hob, Integrated 'Stainless Steel' Oven, Integrated Fridge/Freezer, Integrated Dishwasher, Integrated Washing Machine/Dryer and 'Oak' Effect Laminate Flooring.



Bedroom One Entrance 8'8" (max) x (5'8" max/ 3'8" min):
Wall Light, Built in Double Cloak Cupboard and Door to Ensuite.

Bedroom Area 13'5" (max) x 12'3" (max):
Three Wall Lights, Double Glazed Window to Front, Two Panel Radiators and Power Points.

Bedroom One Ensuite 10'5" (max) x (6'7" max/ 5'5" min):
Two Ceiling Light Points, Extractor, Panelled Bath with Splashback Tiling, Single Pedestal Wash Hand Basin, Low Level W/C, Bathroom Mirror with Shaving Light, Corner Shower Cubicle with 'T' Bar Mixer Shower, Towel Rail and Tiled Flooring.



Bedroom Two (12'2" max/ 10'6") x (11'5" max/ 9'3" min):
Two Wall Light Points, Double Glazed Window to Side, Panel Radiator and Power Points.

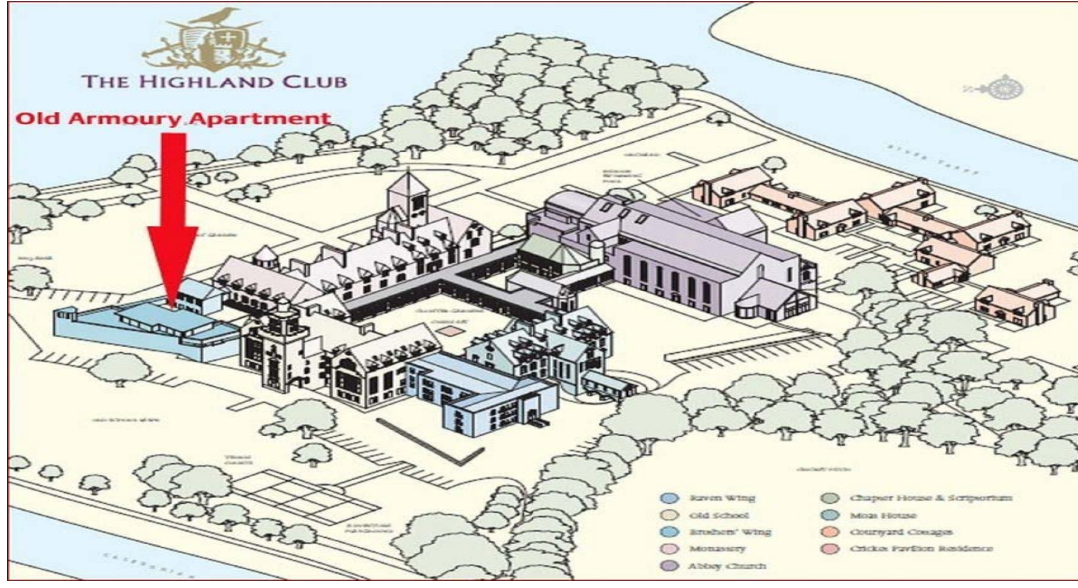
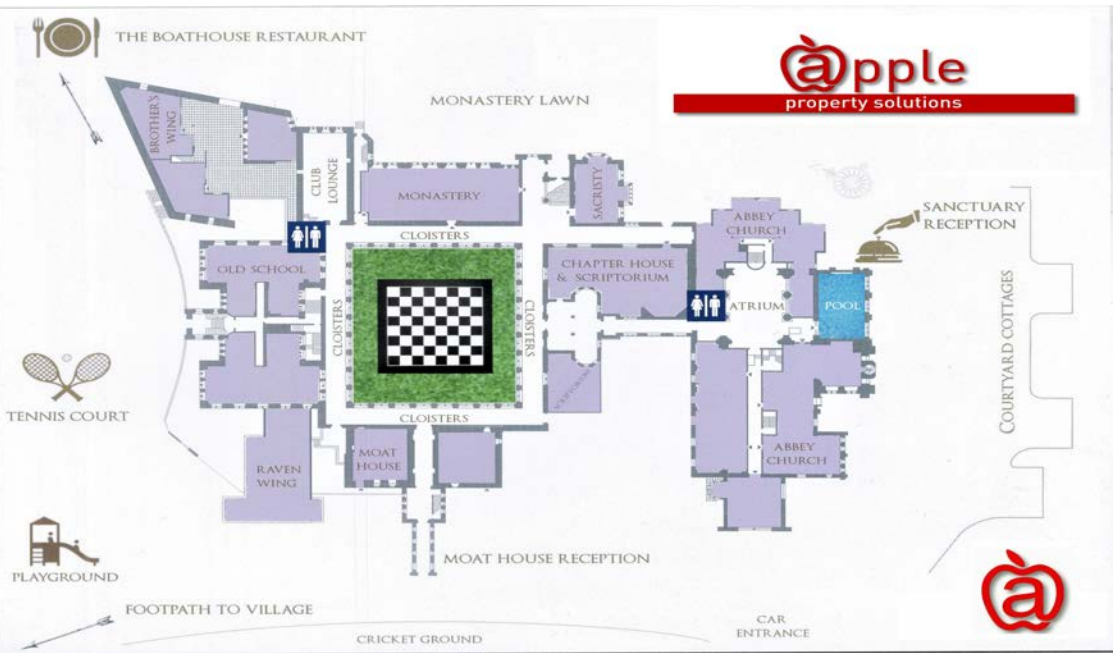
Family Bathroom
(8'7" max/ 7'6" min) x (6'7" max/ 5'6" min):
Two Ceiling Downlighters, Extractor, Panelled Bath with 'T' Bar Mixer Shower, Splashback Tiling, Single Pedestal Wash Hand Basin, Low Level W/C, Bathroom Mirror with Shaving Light, Towel Rail and Tiled Flooring.

Tenure:
Freehold

Additional Information:
Currently Used as a Short Term Let/Holiday Home
Generating £25,000+ Annual Income and
£38,000 capital allowances tax relief available
Excluded from Business Rates.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements