

# 12 The Monastery

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



*A GORGEOUS 3 BEDROOM  
LUXURY APARTMENT*



01397 600 006



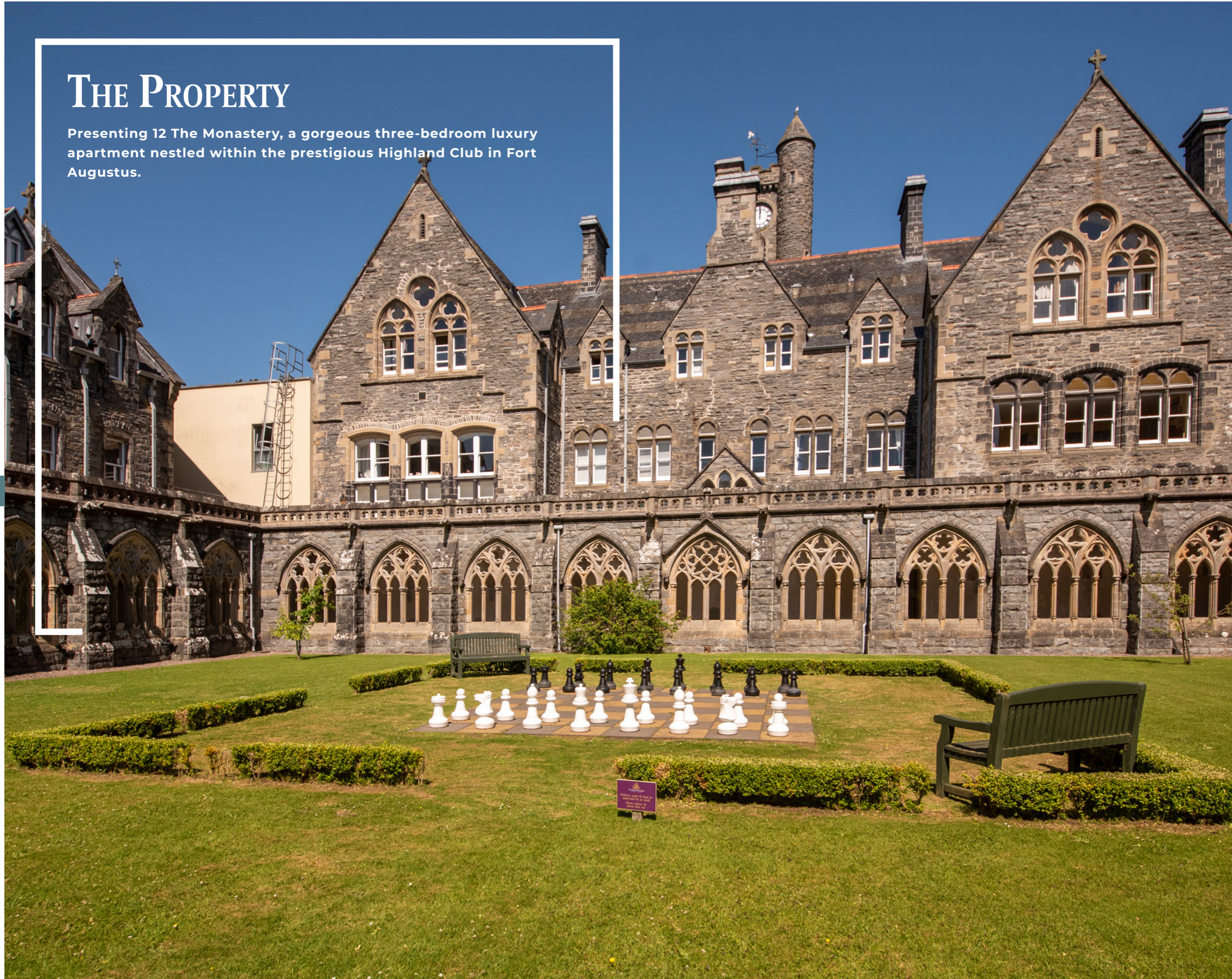
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[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

# THE PROPERTY

Presenting 12 The Monastery, a gorgeous three-bedroom luxury apartment nestled within the prestigious Highland Club in Fort Augustus.



This exquisite residence offers an ideal retreat for those who cherish the great outdoors while savouring the qualities and high standards of modern living. With spectacular views of Loch Ness from the Lounge and the primary bedroom, this apartment provides a breathtaking backdrop for a tranquil lifestyle.

With its huge investment potential and stunning surroundings, it is an ideal choice for personal use or a lucrative holiday let in the captivating North of Scotland. The Highland Club development offers exceptional amenities such as a swimming pool and tennis court, creating an enticing destination for holidaymakers – be it for your own family's highland break or as a savvy holiday let investment.





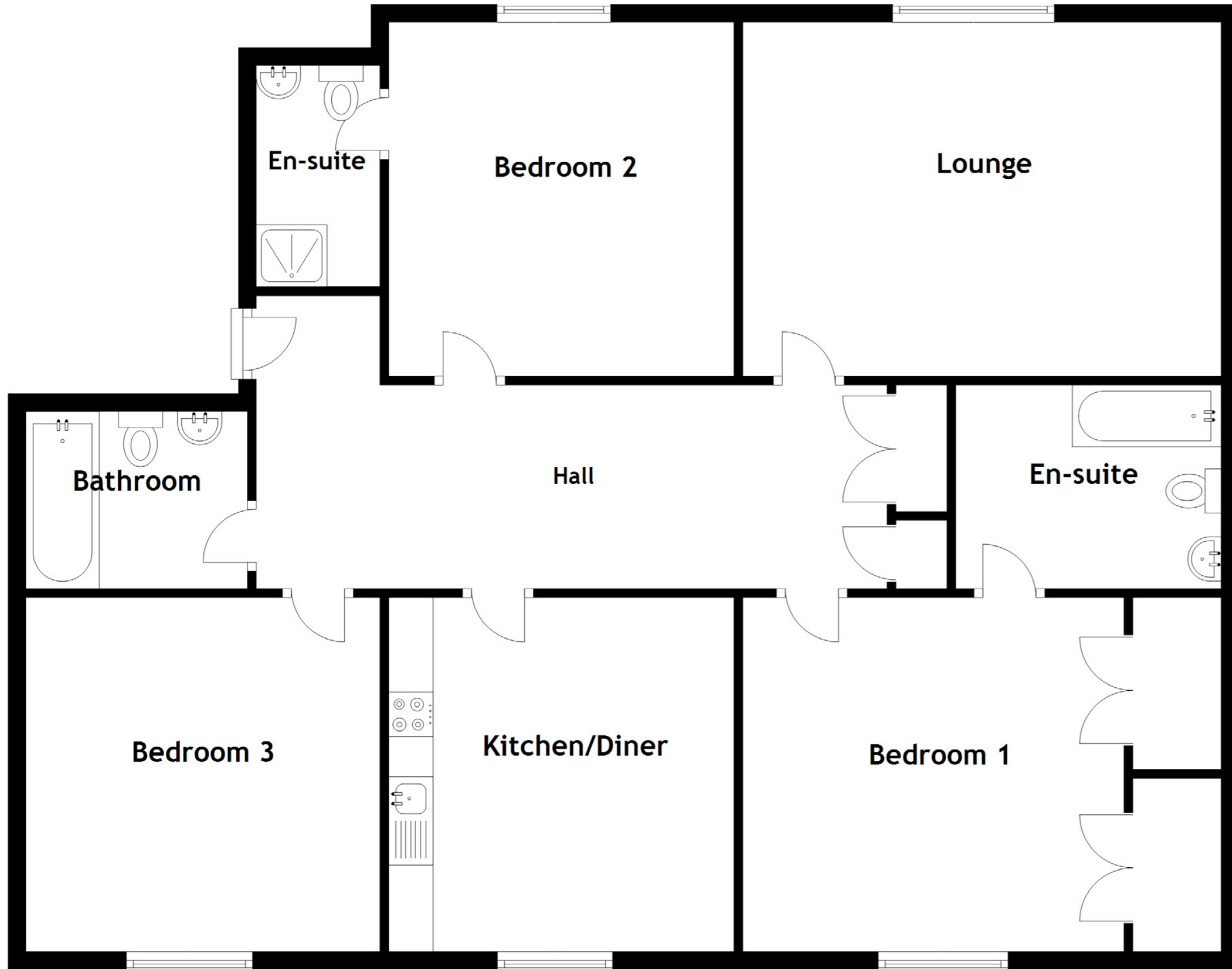
The property comprises a large entrance hallway, offering an immediate feeling of space, a separate fully integrated kitchen with a dining table area, three double bedrooms, with Loch Ness views and an en-suite shower room to the primary, and an en-suite bathroom with bath suite to the second bedroom. The lounge features stunning Loch Ness views, providing a perfect space for relaxation and entertainment. Additionally, there is a family bathroom with bath suite catering to other guests and visitors.



This apartment epitomises luxury and serves as an ideal base for exploring the Highlands or a highly lucrative holiday let investment, offering a harmonious blend of comfort and sophistication.

Immerse yourself in the exclusive amenities offered by the Highland Club, including a swimming pool and tennis court, creating an enticing destination for holidaymakers. With seamless property management services provided by on-site letting management companies, your investment is set for success. Please note that an annual service charge applies to access these exceptional amenities, ensuring a hassle-free experience for property owners.





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.00m (13'1")
Kitchen/Diner	4.00m (13'1") x 3.90m (12'9")
Bedroom 1	4.30m (14'1") x 4.00m (13'1")
En-suite	3.00m (9'10") x 2.30m (7'7")
Bedroom 2	4.00m (13'1") x 3.90m (12'9")
En-suite	2.50m (8'2") x 1.40m (4'7")
Bedroom 3	4.00m (13'1") x 4.00m (13'1")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 123m<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 most beautiful sight with the numerous boats, barges and yachts that sail through on a daily basis. Property within the Highland Club is ideal as a second home or 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 Inverlochy Castle, climbing the UK's highest mountain Ben Nevis or take in the scenery of wondrous Glencoe.





**FORT AUGUSTUS ABBEY**

Easily identifiable as one of the most iconic and historic buildings on the shores of Loch Ness it was originally a military garrison latterly becoming a Benedictine monastery and finally a public school for boys. Now, it is one of the most luxurious leisure complexes in the North of Scotland and is home to a number of deluxe holiday apartments offering splendid on-site facilities within the heart of the beautiful highland village of Fort Augustus. The grounds extend to over twenty acres and are bordered on three sides by Loch Ness and the Caledonian Canal.

**THE HIGHLAND CLUB**

A home at The Highland Club is no ordinary home. Your new property offers you a ready-made lifestyle with first-class facilities at your fingertips. When you purchase a property here, you are also buying into the facilities that are on offer including: indoor heated swimming pool, beauty spa, 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.



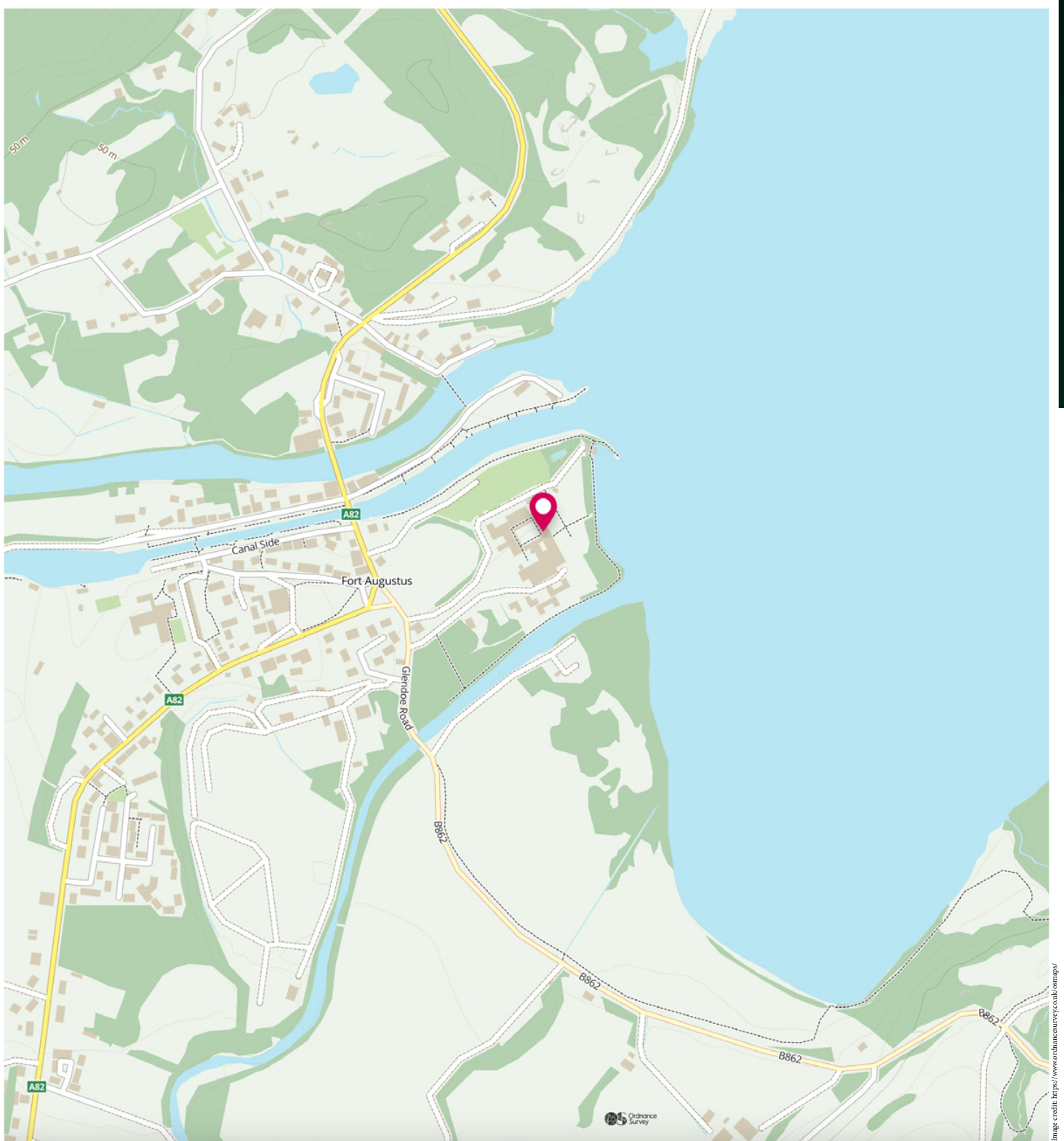


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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01397 600 006

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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