



**McEwan Fraser Legal**

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8 The Monastery

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

St. Benedicts Abbey, Fort Augustus



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. A 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.

A base at the Highland Club allows you comfortable, modern, luxurious living surrounded by the breath-taking scenery that Scotland is so famous for.

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 finger tips. When you purchase a property here, you are also buying into the facilities that are on offer including an 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.

Fort Augustus, The Canal, Fort Augustus Locks & Loch Ness



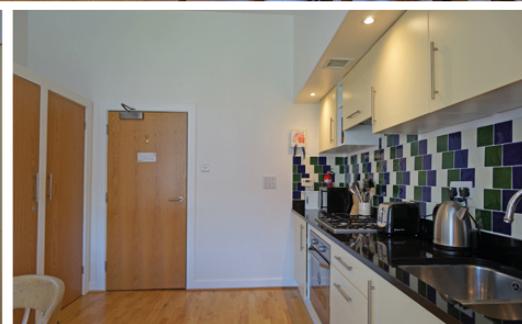
Hallway



Kitchen



Lounge



8 The Monastery

8 The Monastery is a luxurious two bedroom duplex first floor apartment situated close to the edge of Loch Ness. The accommodation has been designed and built to the highest quality standards and is tastefully decorated. The interior is coupled with stylish furnishings and has outstanding views over the loch giving it an enviable location within the Abbey complex.

The accommodation consists of a bright lounge/dining area which overlooks the extensive Abbey gardens, mountains and Loch Ness itself.

The kitchen is fitted to a very high specification and is finished with granite worktops. The kitchen also includes a gas oven with a gas hob, a microwave, fridge, freezer, dishwasher

and washing machine. Both the kitchen and the bedrooms overlook the cloisters. There are two large bedrooms with the master featuring an adjoining en-suite bath and separate shower cabinet. Finally, the property is completed with the spacious family bathroom which features a bath, basin and toilet.

This apartment currently operates as a very successful holiday letting business with the sale to include all contents that will allow the business to continue with a seamless transfer. A choice of management services are based on-site and offer a management service for the rental of your property. Annual service charge applies. The property would also be suitable for a permanent or holiday home.



The Highland Club Lounge



Property Views

Property Specifications



Bedroom One



En-Suite



Bedroom Two



Bathroom

Approximate Dimensions (Taken from the widest point)

Lounge/Dining Area	8.34m (27'4") x 4.00m (13'1")
Kitchen	4.02m (13'2") x 3.53m (11'7")
Bedroom 1	4.49m (14'9") x 4.32m (14'2")
En-suite	3.00m (9'10") x 2.36m (7'9")
Bedroom 2	4.32m (14'2") x 2.66m (8'9")
Bathroom	2.29m (7'6") x 2.18m (7'2")

Gross internal floor area (m²)

136m²

EPC Rating

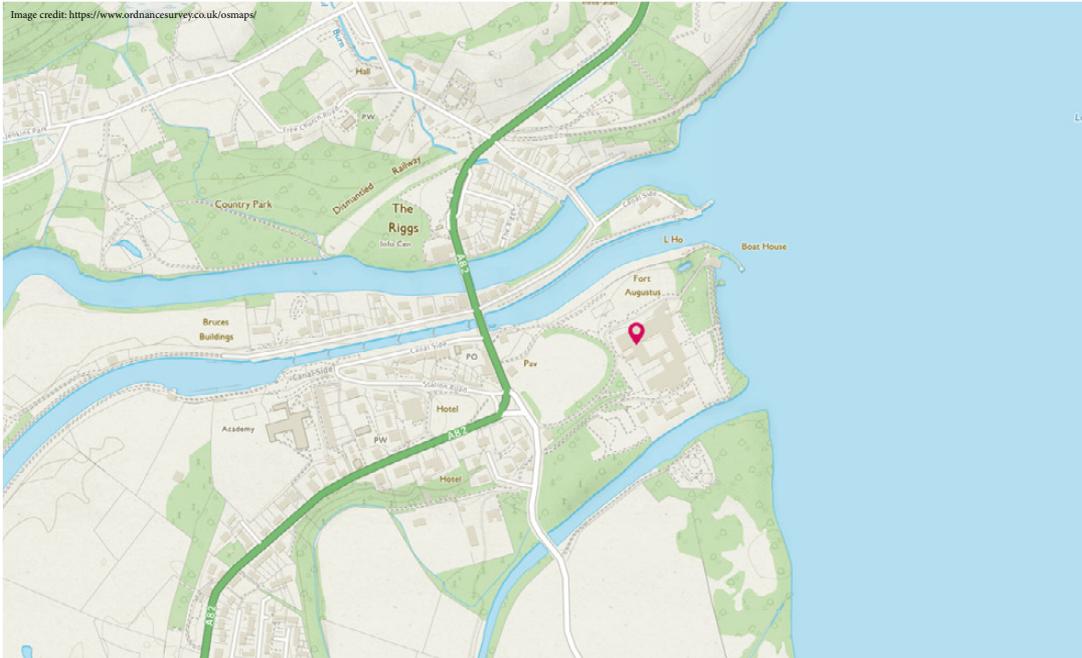
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Extras (Included in sale)

All fittings and furniture are included in the sale. With the exception of the kitchen table and chairs.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



Property Location & The Canal Behind St Benedicts Abbey



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