

3 The Brothers Wing

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



A stylish two-bedroom apartment in the historic Highland Club, exceptional holiday let potential and access to premium amenities in a unique Loch Ness setting



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Welcome to 3 Brothers Wing, a beautifully presented two-bedroom ground-floor apartment located within the exclusive Highland Club in Fort Augustus. Set in the historic St Benedict's Abbey on the southern shores of Loch Ness, this unique property offers a rare opportunity to enjoy modern living in a setting rich with heritage and natural beauty.

THE LOUNGE



The apartment features a spacious open-plan living and dining area, complemented by a fully equipped contemporary kitchen.

THE KITCHEN



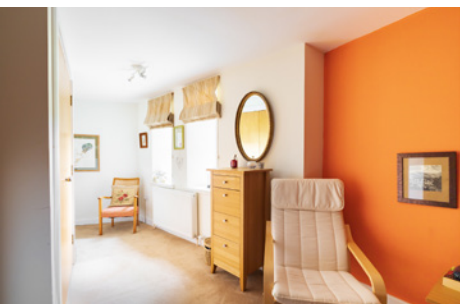


Both bedrooms are located on the ground floor, offering ease of access and a comfortable retreat after a day exploring the Highlands. The interiors are thoughtfully finished with a focus on comfort and functionality, making the property ideal for both personal use and holiday letting.

THE BATHROOM



BEDROOM 1



BEDROOM 2



The Abbey's beautifully landscaped grounds provide private access to the shores of Loch Ness, as well as peaceful walking paths and seating areas. With dedicated parking and a strong track record of holiday rental potential, this property is well-suited as a second home or investment opportunity. Fort Augustus itself is a charming village offering local shops, restaurants, and loch-side attractions, all just a short walk from the apartment.

3 Brothers Wing is a rare blend of heritage, comfort, and convenience in one of Scotland's most iconic locations.

EXTERNALS

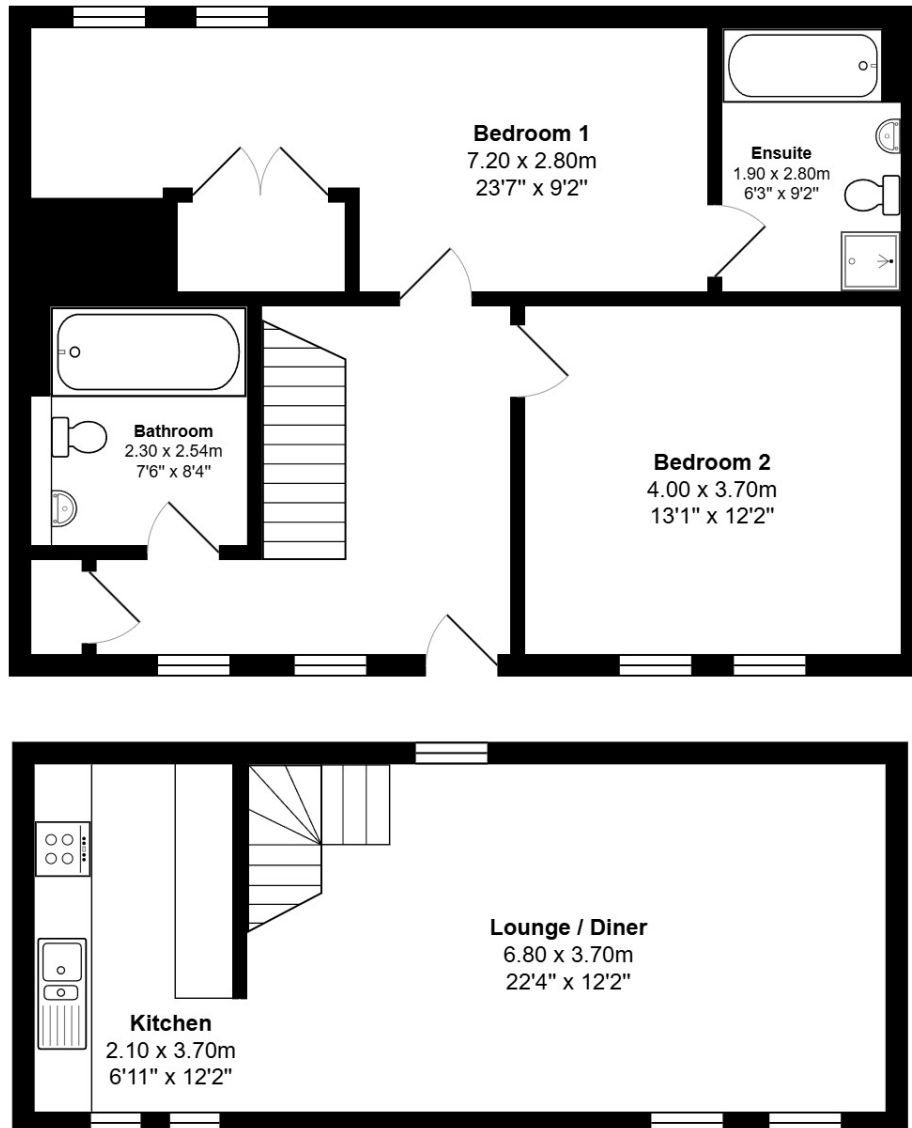


Immerse yourself in the exclusive amenities offered by the Highland Club, including a swimming pool and tennis court, creating an enticing destination for holidaymakers. With seamless property management services provided by on-site letting management companies, your investment is set for success. Please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

THE HIGHLAND CLUB

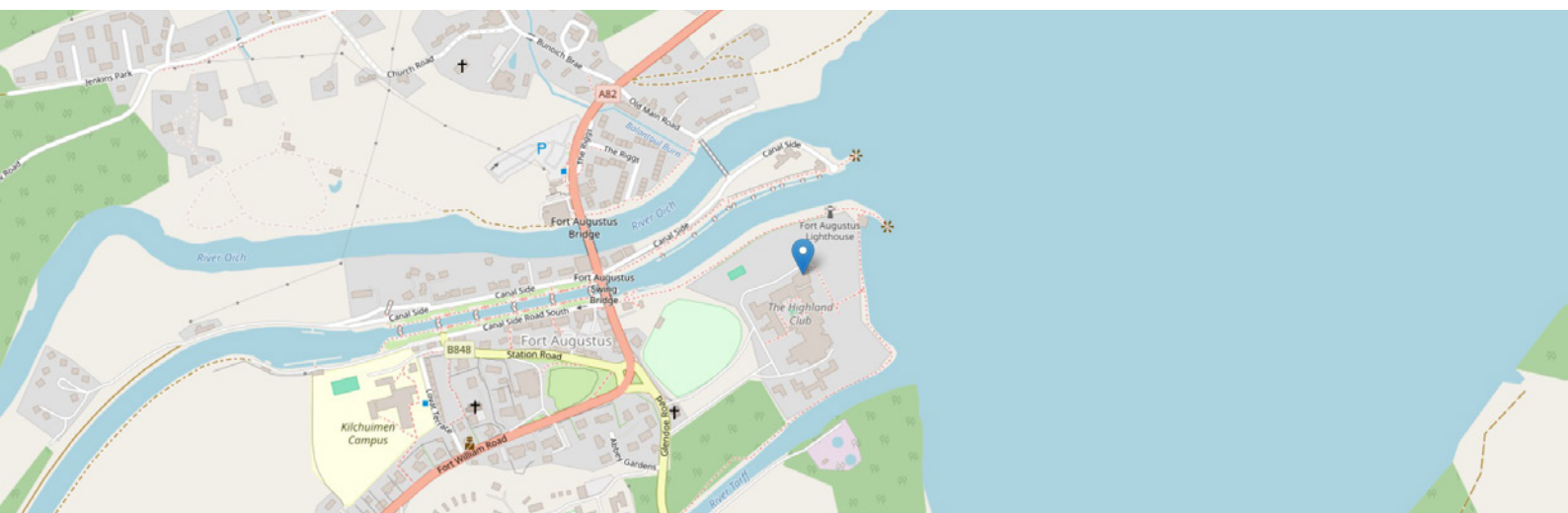


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 108m² | 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. 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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