

Lodge 23, Loch Ness Highland Lodges

INVERMORISTON, INVERNESS, IV63 7YE



*A peaceful retreat with breathtaking views
across Loch Ness and the Scottish Highlands*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Set in an iconic location on the banks of Loch Ness, this beautifully positioned lodge offers surprisingly spacious accommodation, creating an inviting base for tranquil getaways or a peaceful escape from the pace of everyday life.

THE LOUNGE/KITCHEN



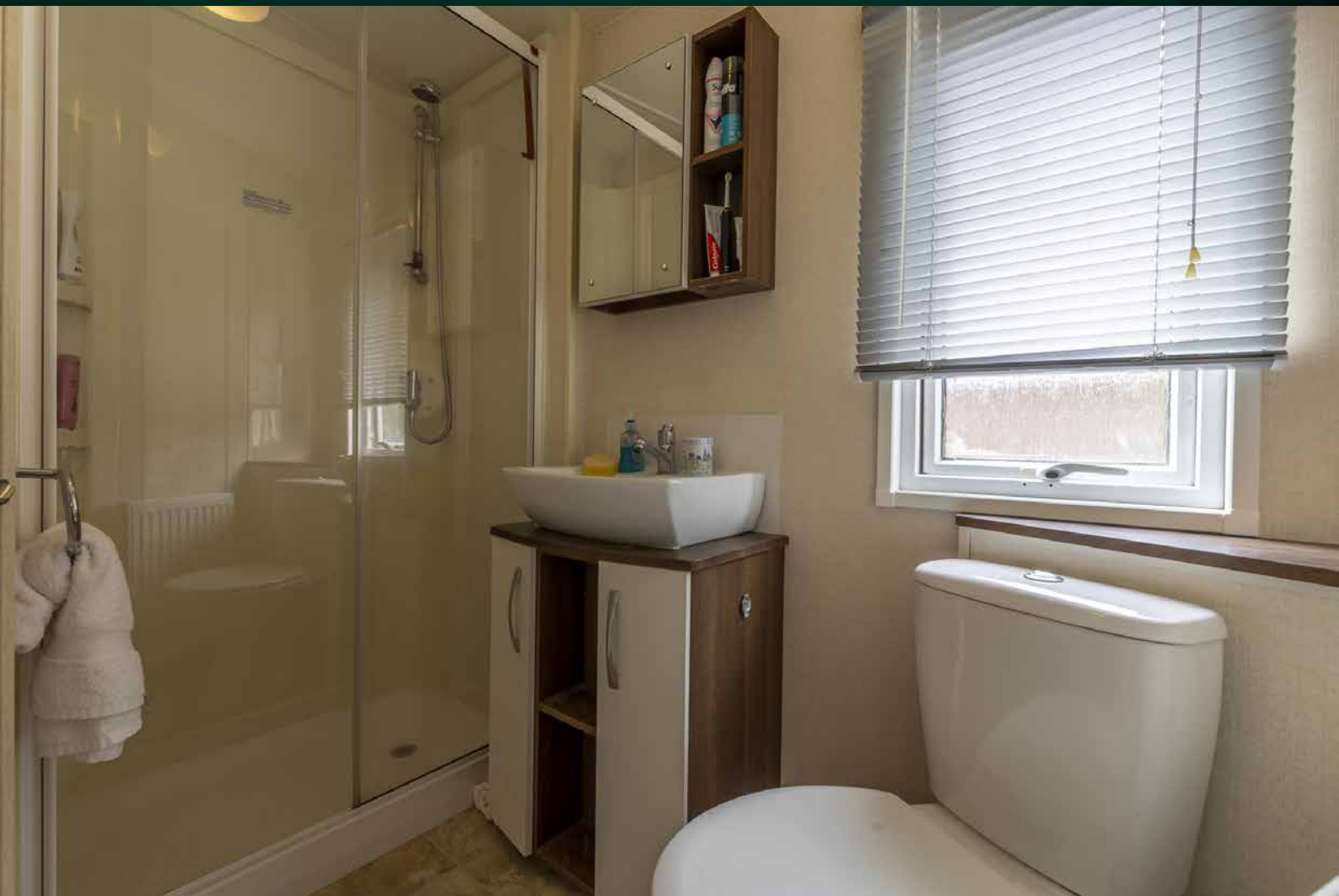
Inside, the open-plan kitchen and lounge form the heart of the lodge, with large glass windows flooding the room with natural light and bringing the remarkable Highland scenery into the living space. An electric fire adds a cosy ambience, creating a welcoming place to unwind whatever the season, while the outlook provides a constantly changing backdrop across Loch Ness and the surrounding landscape.



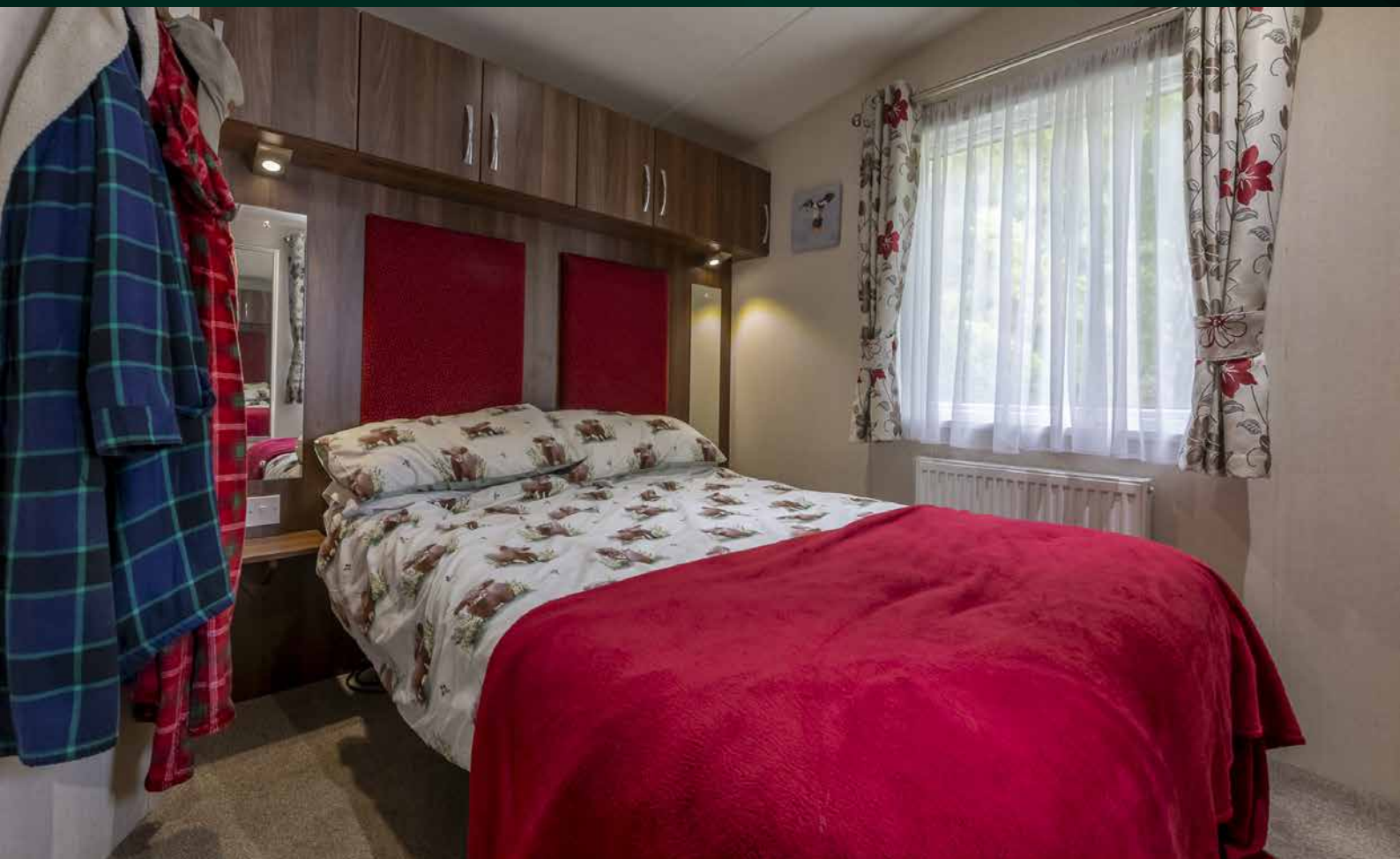


There are two well-considered bedrooms, both offering useful storage. The master bedroom is particularly appealing, with its own dressing room and access to a Jack and Jill bathroom. A separate WC adds further convenience.

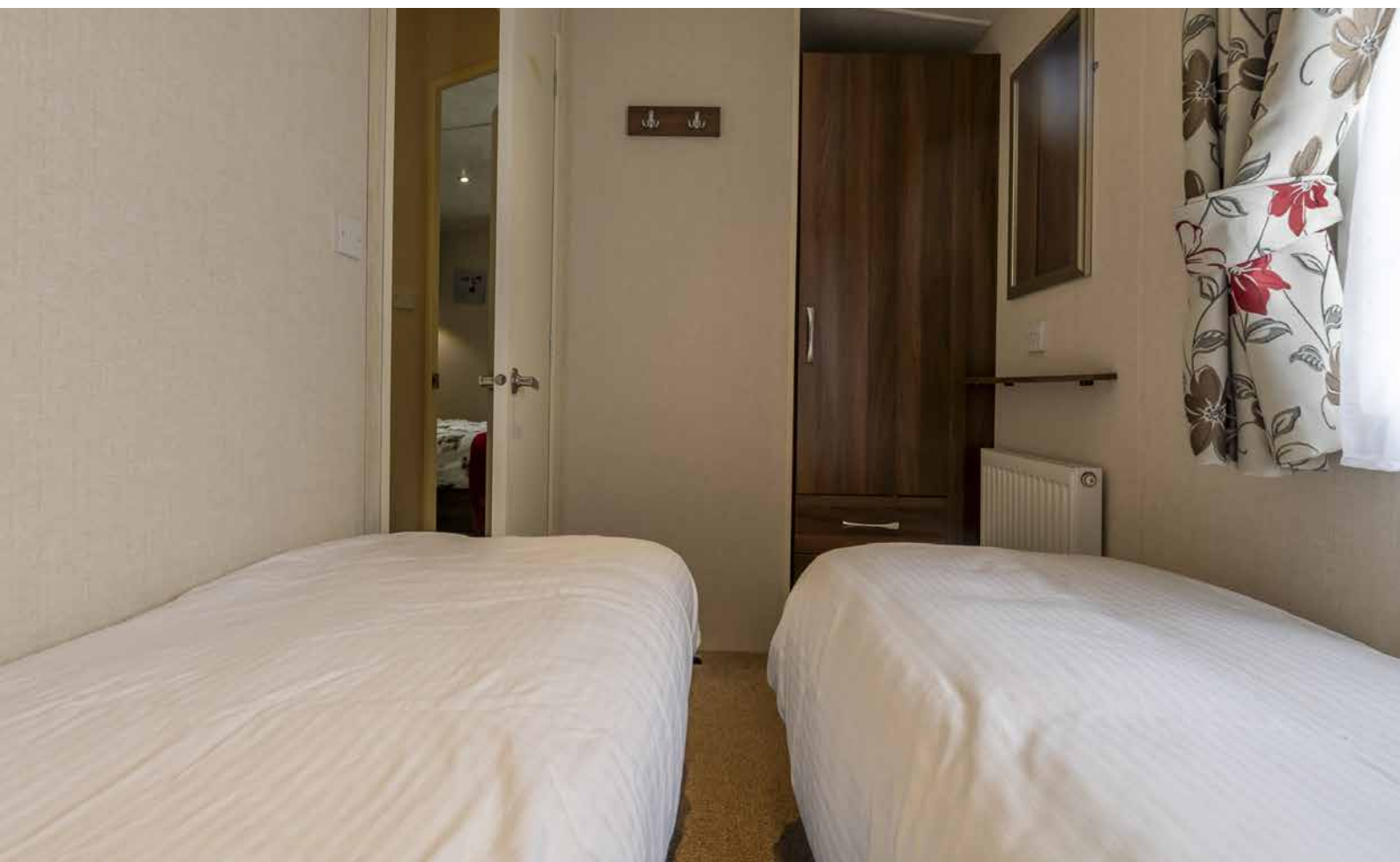
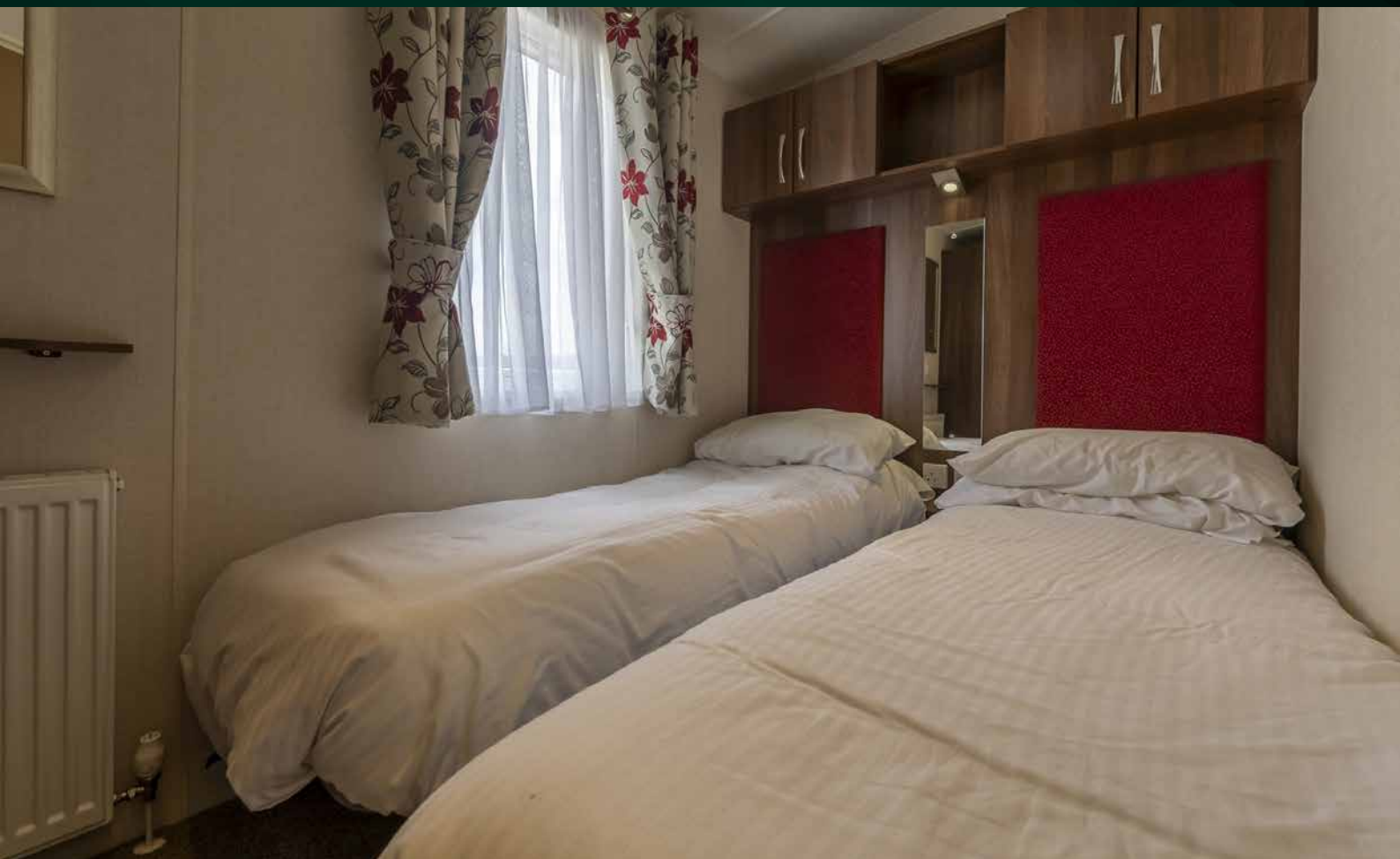
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



Outside, the wrap-around decking makes the most of this exceptional setting. There is ample space for relaxing, enjoying alfresco dining or simply sitting back with a drink while taking in the breathtaking views. The private hot tub is a real highlight, offering the perfect place to unwind after a day exploring the Highlands or to simply relax beneath the open sky while taking in the scenery. Whether enjoying a quiet breakfast overlooking the loch or settling in for an evening as the Highland landscape changes with the light, the outdoor space provides a wonderful extension of the living accommodation. Private car parking adds to the practicality of the property.

EXTERNALS



The setting also lends itself to making the most of Loch Ness itself, with access via the site jetty for small boats and sections of the loch side providing opportunities for fishing. The Great Glen Way passes close to the lodge, offering a pleasant walking route towards Invermoriston or in the direction of Fort Augustus. For everyday provisions, the local shop in Invermoriston is approximately a mile away.

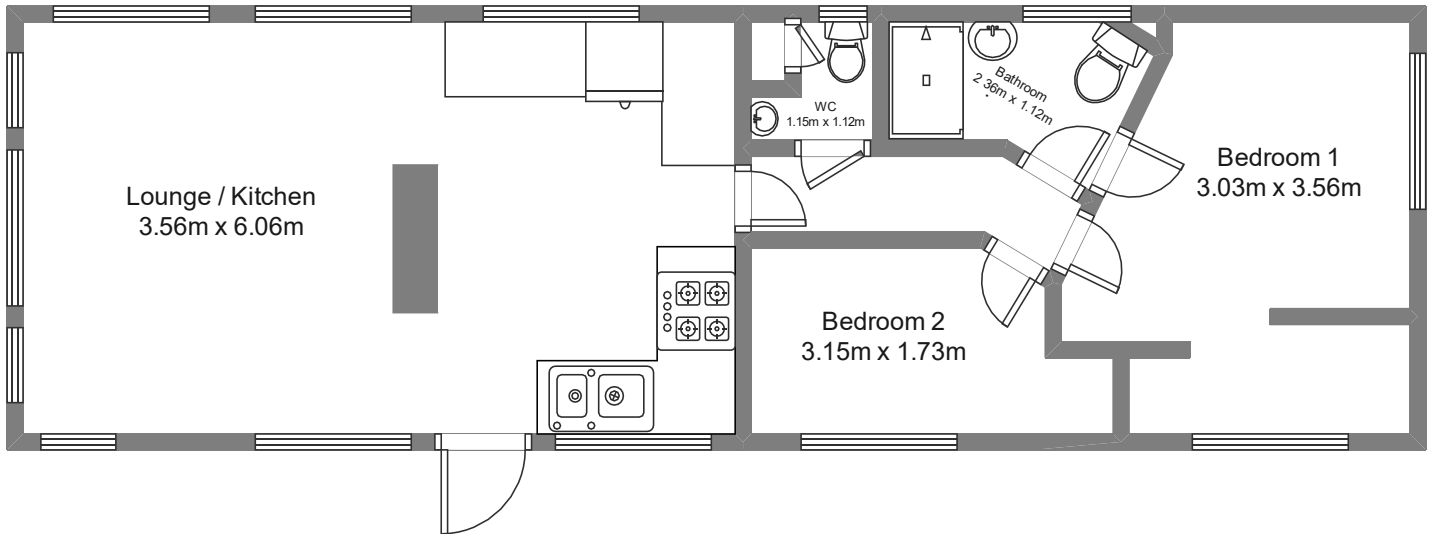
Combining surprisingly spacious accommodation with large windows, wrap-around decking, a private hot tub, private parking and an unforgettable position overlooking Loch Ness, this lodge provides a wonderful opportunity to enjoy one of Scotland's most iconic locations in comfort, with the Highlands right on the doorstep.

Please note: This property is located in a leisure park and cannot be used as a permanent residence. It is a non-standard tenure property referred to as a site or pitch licence. Licence periods vary, and additional annual fees apply. Please enquire for details on licence restrictions.

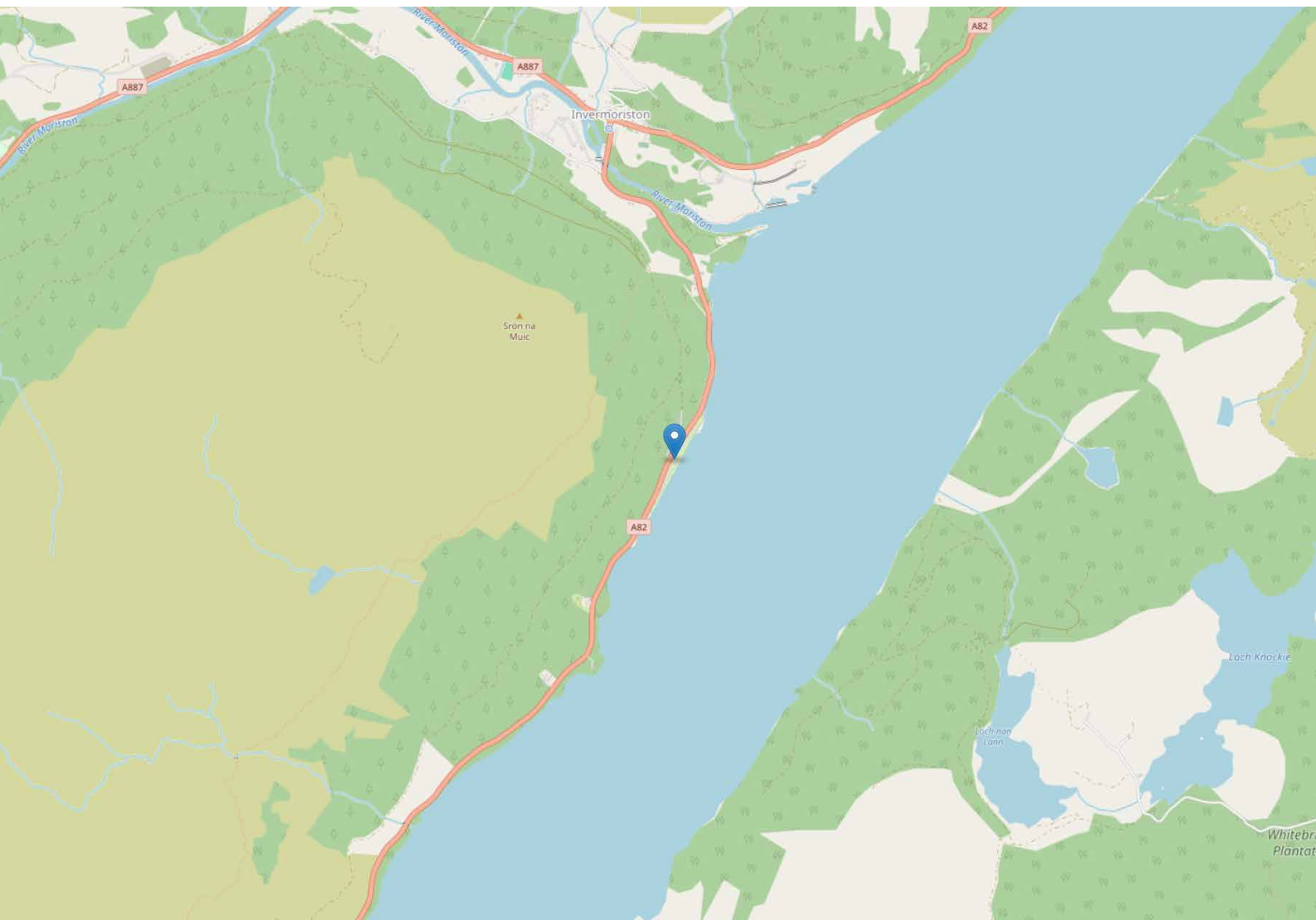
The description of properties on the website does not form part of any offer, and all statements and photographs are for illustrative purposes only and not guaranteed. Buyers must satisfy themselves on the accuracy and authenticity of each property listed.



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



THE LOCATION

Fort Augustus is a vibrant tourist destination, offering a warm welcome with its charming cafés, hotels, restaurants, and bars. The village is well-equipped for residents and visitors alike, featuring both a primary and secondary school, as well as a renowned golf course known for being one of the most challenging nine-hole courses in Scotland.





The picturesque Caledonian Canal flows through the heart of the village, with its impressive series of locks providing a captivating spectacle as boats, barges, and yachts navigate through daily. This ever-changing waterscape draws visitors year-round, adding to the village's lively atmosphere.

Just 30 miles to the north, Inverness offers excellent rail and airport connections, making travel to and from the Highlands seamless. The city is a popular destination from Easter through October, while Fort Augustus remains bustling with travellers throughout the year. To the south, Fort William, the Highlands' second-largest town and famously known as the "Outdoor Capital of Europe," lies just 30 miles away. Here, outdoor enthusiasts can ski or snowboard at Aonach Mor, take on the challenge of climbing Ben Nevis, the UK's highest peak, or marvel at the breathtaking landscapes of Glencoe.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
BRYONNEY JOHNSTON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.