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**Flat 1, The Monastery, The Highland Club, St. Benedict's Abbey  
Fort Augustus  
PH34 4BJ**



An opportunity to purchase an executive apartment with accommodation spread over two levels located within the Highland Club , St Benedict's Abbey on the southern tip of Loch Ness on the Great Glen. The property has many pleasing features would suit a variety of potential purchasers including those looking for a property with holiday let potential and viewing is recommended.

**OFFERS OVER £290,000**

HSPC Reference: 58151

**The Property Shop**, 47 Church Street, Inverness  
Telephone: 01463 225 533      Fax: 01463 225 165  
Email: [property@munronoble.com](mailto:property@munronoble.com)





#### PROPERTY

This one bedroom apartment boasts many pleasing features including the original rose windows with window seats from which views over the croquet lawn taking in Loch Ness can be enjoyed. The accommodation within consists of an entrance hall, a WC and a split level open plan kitchen/lounge that are all located on the ground floor. On the mezzanine level can be found a landing and the double bedroom that has an en-suite bathroom. The apartment has LPG heating supplemented by a living flame gas fire and is of mixed glazing. The non-exhaustive list of the facilities available at the Highland Club include a club lounge with snooker table, a swimming pool, sauna and steam room and a gym. Externally a croquet lawn, a tennis court, a five-a-side football pitch can be found. Also within the grounds can be found residents parking and a restaurant. Residents also gain fishing rights for Loch Ness and the River Tarff.

#### LOCATION

Fort Augustus is situated on the south shore of Loch Ness approximately 34 miles from the Highland capital of Inverness. Local



amenities include a good range of local shops and services including gift shops, a petrol station, a Post Office, a newsagent, a butchers, a bank, a medical centre, and a number of cafés and restaurants. Primary and secondary schooling are both available locally. The surrounding area is renowned for its scenery and outdoor pursuits including, walking, cycling, fishing, shooting and sailing.

#### GENERAL DESCRIPTION

The main door of the apartment is located on the ground floor and opens onto the entrance hall.

#### ENTRANCE HALL

The hall has wooden flooring, a radiator and doors to the WC, a cupboard that houses the boiler, the inner stairwell and the open plan kitchen/diner/lounge.

## WC

Approx 1.61m x 1.93m

This room was originally fitted with a shower, which could easily be refitted, it has a tiled floor and comprises a fitted WC and wash hand basin. There are double doors to a cloak cupboard.

## OPEN PLAN KITCHEN/DINER/LOUNGE

Approx 8.32m x 5.24m

The open plan kitchen/diner/lounge is split over two levels with the kitchen/diner being found on the lower level and having wooden flooring. There are steps up to the lounge area that also has a wooden floor. The kitchen comprises wall and base mounted units with worktops and splash back tiling, a 1 ½ bowl stainless steel sink drainer with mixer tap. The integrated appliances consist of a dishwasher, a washer dryer a fridge freezer, an electric oven and a gas hob that has an extractor above. The lounge area has two radiators, a living flame gas fire and the original rose windows with double glazed sash and case windows below with window seats that are to the front elevation and from which views over the grounds towards Loch Ness can be enjoyed.



## MEZZANINE LANDING

The carpeted inner stair rises to the mezzanine landing that looks onto the open plan living area. The landing has wooden flooring, a radiator and a door to the bedroom.

## BEDROOM

Approx 5.24m x 3.75m (at widest points)

The mezzanine bedroom also looks onto the open plan living area below, has wooden flooring, a radiator and boasts a double fitted wardrobe. There are double glazed windows to the rear elevation.



## EN-SUITE BATHROOM

Approx 1.82m x 3.00m

The bathroom has a tiled floor and comprises a bath with a shower mixer tap, a fitted WC and wash hand basin and a tiled shower cubicle. It also has a ladder radiator and an extractor fan.

## SERVICES

Mains water, electricity and drainage.  
LPG.

## HEATING

LPG fired central heating.

## GLAZING

Mixed glazing

## EXTRAS

All carpets, fitted floor coverings and curtains.

## FURTHER INFORMATION

Further information and photographs of the Highland Club can be found on the Highland Club website [www.highlandclubscotland.co.uk](http://www.highlandclubscotland.co.uk)

## VIEWING

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

## ENTRY

By mutual agreement.

## HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	28
(1-20)	G	
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	48
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	

**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rescile on the grounds of an alleged mis-statement herein or in any advertisement.