

# 1 Moat House

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



*HISTORIC MOAT HOUSE APARTMENT  
WITHIN THE HIGHLAND CLUB ON LOCH NESS*



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Located within the prestigious Highland Club development in Fort Augustus, Moat House 1 is a distinctive two-bedroom residence offering character-filled accommodation in a historic setting. Nestled within the grounds of a former Benedictine Abbey at the southern tip of Loch Ness, the property blends striking architectural features with practical, contemporary living.

The home benefits from two private entrances—one at ground level, offering easy access, and a second through a stone arch and modern staircase leading to the upper floor. Inside, the interiors are thoughtfully arranged and enhanced by quality finishes throughout.

On the lower level, a generously sized bedroom features three single beds, ideal for flexible living arrangements. Adjacent is a beautifully appointed bathroom complete with a classic roll-top bath and overhead shower. The second bedroom, formerly the Abbey's armoury, showcases a vaulted ceiling, king-size bed, built-in storage, and integrated media. While it does not have windows, it receives ample light from surrounding areas, creating a warm and restful atmosphere.





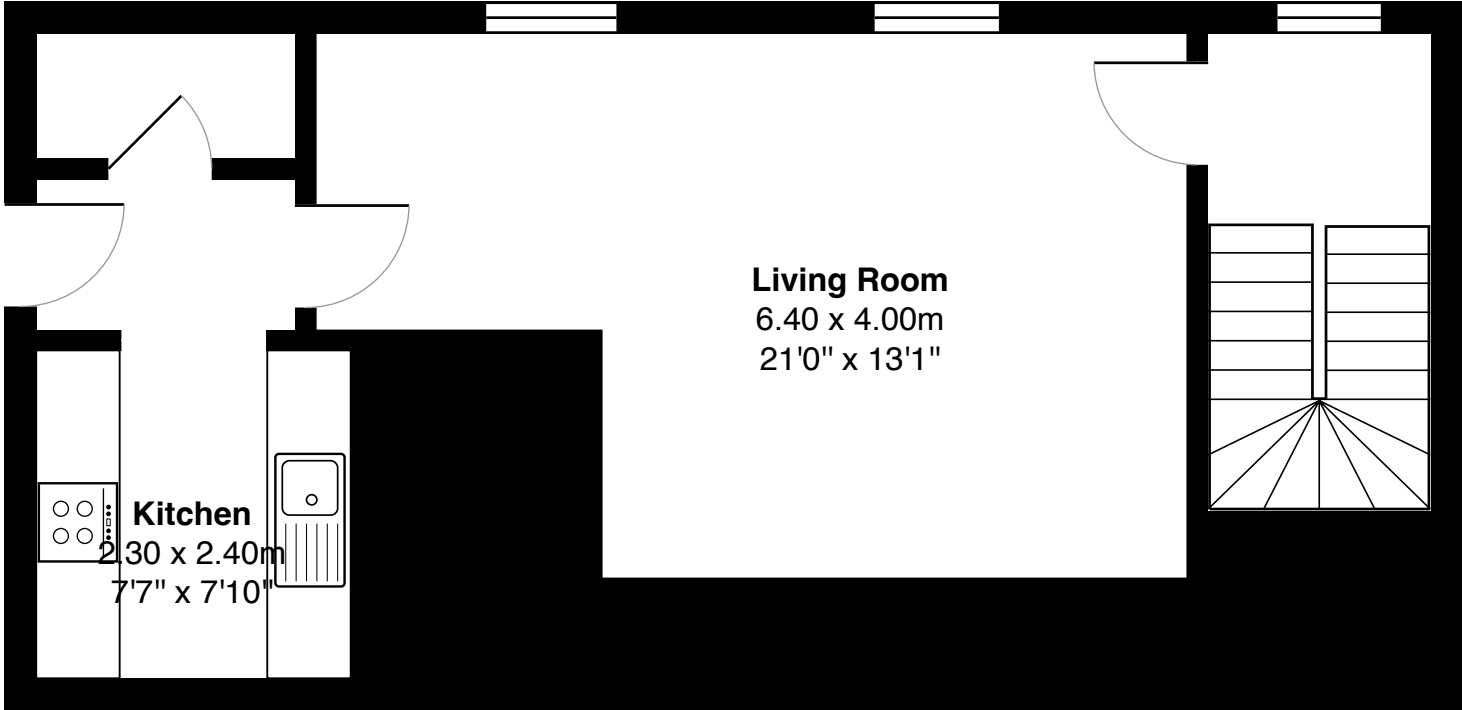




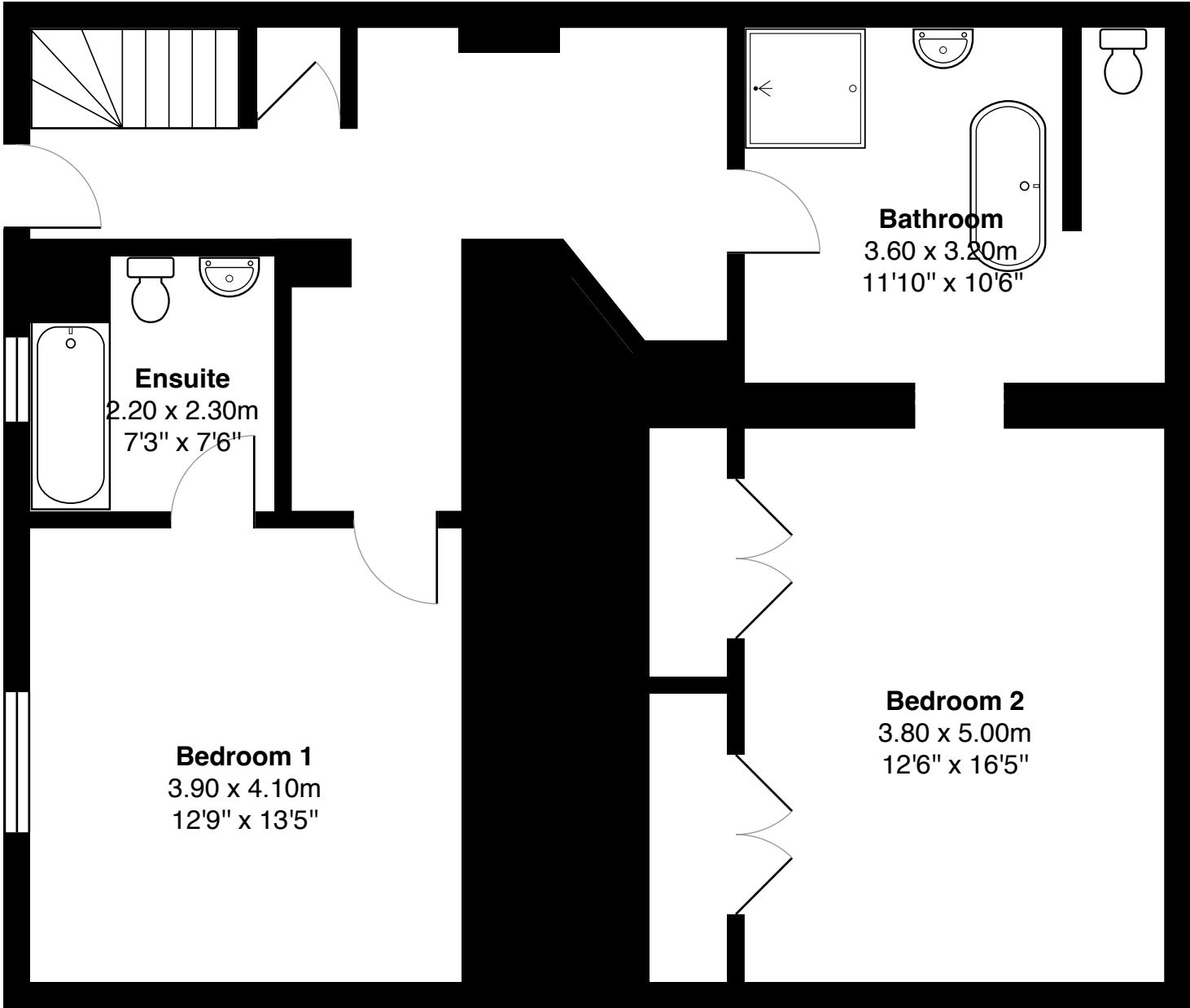
The upper floor hosts a bright and spacious living room with views across the main lawn of the Abbey grounds. Two comfortable sofas—one of which converts to a bed—provide a relaxing setting, while the open-plan dining area offers space for up to six. The adjoining kitchen, though compact, is well-equipped with a hob, oven, microwave, dishwasher, and washer/dryer.

1 Moat House offers an exceptional opportunity to live in one of the Highlands' most iconic locations, combining heritage architecture with modern comforts and an outstanding natural setting. With its prime setting and flexible layout, the property also holds excellent potential as a holiday let, making it a superb lifestyle or investment opportunity in a consistently popular tourist destination.





Gross internal floor area (m<sup>2</sup>): 143m<sup>2</sup>  
EPC Rating: E





# 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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