

18 Loch Ness Highland Resort

FORT AUGUSTUS, HIGHLAND, PH32 4BG



An excellent two-bedroom , two-bathroom lodge with decking and hot tub, right in the heart of Fort Augustus



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Welcome to 18 Loch Ness Highland Resort, an inviting two-bedroom, two-bathroom detached lodge situated in the tourism hotspot of Fort Augustus. This delightful lodge offers picturesque landscape views from the spacious decking area and boasts a secluded hot tub nestled to the side, providing a perfect retreat.

The lodge has been successfully used as a holiday rental by the current owners with bookings still in place for the coming months, potentially allowing for a purchaser to start making some income from the day they take ownership with a ready made active database of holiday makers. To make this transition even more seamless the owners are selling Lodge 18 as seen, with all lounge furniture, kitchen appliances, television and more.

THE LOUNGE/KITCHEN



Inside, the lodge features an open-plan kitchen with a dining area that seamlessly connects to the main lounge, bathed in natural light, with doors leading directly to the expansive decking - a perfect space for relaxation and outdoor enjoyment.



There are two bedrooms with built-in storage, with the primary bedroom enjoying the luxury of an en-suite shower room. An additional shower room ensures convenience for all guests.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



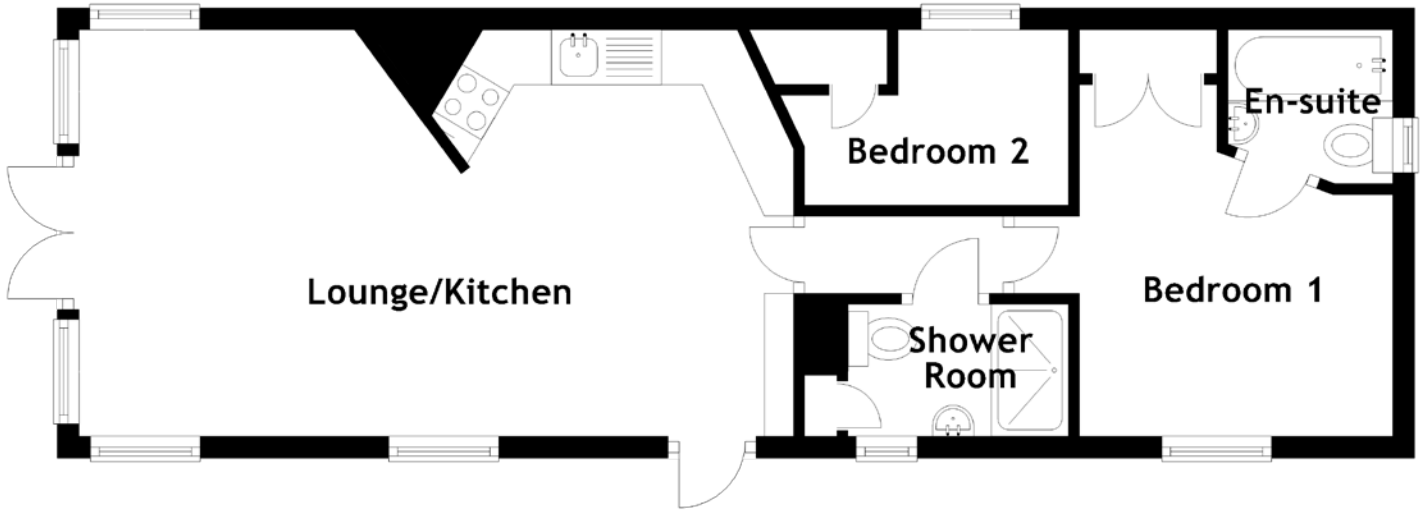
The Loch Ness Highland Resort enhances your experience with on-site amenities, including a gift shop, gym, Papa G's restaurant/bar, a cafe, a children's play park, a laundrette, and a welcoming main reception area. Only a short walk from the heart of Fort Augustus, the village offers a charming array of boutique retail outlets, cafes, restaurants, and pubs, ensuring there's something for everyone. Additionally, Fort Augustus serves as a major hub for the Caledonian Canal, allowing you to relish the spectacle of boats navigating through historic locks daily. Indulge in the local charm, savour an ice cream, or enjoy fish and chips while observing the maritime activity—it's all part of the enchanting experience awaiting you at 18 Loch Ness Highland Resort.

EXTERNALS, VIEW & FACILITIES





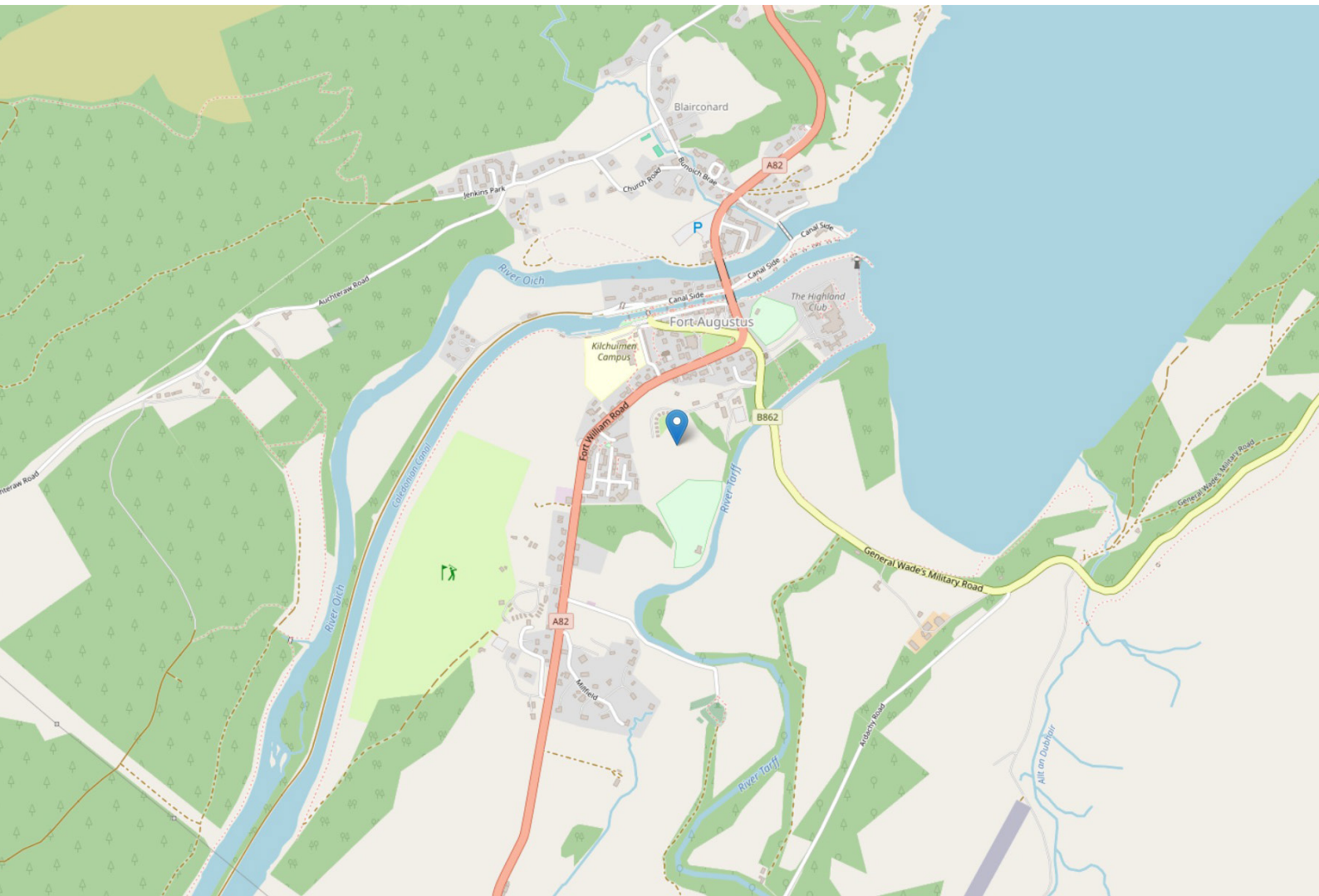
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen 6.50m (21'4") x 3.70m (12'2")

Bedroom 1	3.70m (12'2") x 3.20m (10'6")
En-suite	1.50m (4'11") x 1.40m (4'7")
Bedroom 2	2.40m (7'11") x 1.60m (5'3")
Shower Room	2.40m (7'11") x 1.20m (3'11")



THE LOCATION

Fort Augustus is a busy tourist haven offering an array of welcoming cafes, hotels, restaurants and bars. The village also has a primary & secondary school and boasts a golf course widely renowned to be one of the most challenging 9 hole courses in Scotland.





The Caledonian Canal with its series of locks passes through the village offering a busy spectacle attracting visitors throughout the year, with boats, barges and yachts that sail through daily.

Inverness is only 30 miles away, with excellent rail and airport links now available there. and is a very popular tourist draw between Easter and October, and the village is kept busy throughout the year with travellers. Fort William, the second largest town in The Highlands after Inverness, widely regarded as the “Outdoor Capital of Europe”, is situated 30 miles south where you can ski or snowboard at Aonach Mor, climb the UK’s highest mountain Ben Nevis or take in the scenery of wondrous Glencoe.



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