



Offers Over  
**£99,000**  
(Freehold)

**Lodge 15, Loch Ness Highland Resort**  
Glendoe Road, Fort Augustus, PH32 4BG





An outstanding fully furnished, modern chalet style holiday home, superbly presented and set within a stunning location

Available for self catering business within luxury development

Exceptional outlook with spectacular mountain and forest views

Comprises 2 modern beautifully appointed bedrooms, one ensuite, an open plan lounge/ dining / kitchen and bathroom

Splendid outdoor space, which includes a large decking area, access to the shore, provision for a private hot tub and ample parking for two cars







## DESCRIPTION

No 15, is a highly attractive property, finished to an exceptional standard, benefitting from a spectacular location overlooking the Monadhliath Mountains. The property is commercial in nature and can either provide year-round holiday accommodation to paying guests or be used for personal part-time holiday accommodation. This exceptionally high-quality self-catering chalet is set within some of the most striking scenery Scotland has to offer located very close to the banks of Loch Ness. Please note the property cannot be the sole address of the occupier as this is against the holiday park rules.

The internal aspects of the property are extremely high quality providing an outstanding level of comfortable accommodation. The current owners have had limited use of the property due to personal circumstances, thus the current condition is "as good as new". The lodge presented is a genuine must-view property for anyone wishing to own a prestigious holiday home in this location. The lodge is presented in truly walk-in condition. The quality of fixtures and fittings reflect the modern standards expected with comfort and style featuring highly.

The chalet is located on a site which is well maintained and surrounded by similar chalets, there is a ground rent payable of £3000 per year currently.

## REASON FOR SALE

Enjoyed by the current owners, the lodge is now offered for sale due to a change in personal circumstances. Keenly priced, it presents an excellent opportunity for a swift purchase.

## THE LODGE

The lodge is of timber construction with a man-made, low maintenance, cladding and is fully double glazed with UPVC window frames and doors manufactured by Pathfinder Homes. The lodge was built in 2021 and placed on site shortly thereafter. It is built to residential home standard and is insulated with fully private wrap around decking / balcony. The property comes complete with provision for a hot tub and having a washing machine and dishwasher, makes it ideal for holiday makers who wish to enjoy this stunning Highland location.





## THE PROPERTY

### Open Plan Lounge / Kitchen / Dining – 5.7 m (18' 8") x 5.7 m (18' 8")

This is a triple aspect area, with access via the hallway from the main door on the side of the lodge. The exposed truss allows a sloping ceiling and adds to the general feeling of space. There are 2 double patio doors to the front which floods the area with natural light. The patio doors lead to an elevated deck which offers stunning views into the Monadhliath Mountains and the Glendoe Forrest. A comfortable area with light tan sofa and chairs, is set to enjoy the views. There is a wall mounted TV mounted over the electric fire stove. The fitted kitchen offers a good selection of wall and floor units and appliances, including dishwasher, washing machine, gas hob, microwave oven, integrally fitted fridge / freezer, bottle fridge, oven / grille and Belfast sink. A table and chairs to seat 4 is set to one side. There is also a breakfast bar with 4 stools.

### Master Bedroom – 2.8 m (9' 2") x 4.0 m (13' 1")

Master bedroom with King size, bed, fitted wardrobe and side tables. The windows are full height providing excellent levels of natural light. This bedroom has an ensuite shower room. There is a fitted wardrobe in one corner with plenty storage for holiday makers.



### Master Bedroom Ensuite – 1.8 m (5' 10") x 1.4 m (4' 7")

The ensuite has a shower with half-length glass shower screen, WC and hand basin with fitted storage under.

### Bedroom 2 – 2.8 m (9' 2") x 3.1 m (10' 2")

Twin bedroom, two single beds, bedside tables and window to the side. There is a fitted wardrobe in one corner with plenty storage for holiday makers.

### Bathroom – 1.8 m (5' 6") x 1.7 m (6' 0")

This bathroom has a shower over the bath with a glass shower screen. A stand-alone wc and hand basin with fitted storage under, all offering a excellent facility with a great level of space.

The hallway connects the front door to the property with all other areas, it also offers storage and hanging space. The gas boiler is located in the cupboard just inside the front door.



## LOCATION

Fort Augustus enjoys a strong trading location in the Great Glen on the arterial A82, situated between Fort William and Inverness. Fort Augustus is a historic and popular tourist destination on the shores of Loch Ness and the world renowned Caledonian Canal. Next to the capital city of Edinburgh, Loch Ness is the second most popular tourist attraction visited by record numbers of tourists each year. Loch Ness is a large freshwater loch in the Scottish Highlands extending for approximately 23 miles north east towards Inverness. It takes its name from the River Ness, which flows from the northern end of the loch. Loch Ness is best known for alleged sightings of the cryptozoological Loch Ness Monster, also known affectionately as "Nessie", and as a result there are many attractions and services in the area to enjoy. Popular attractions include trips on Loch Ness, or perhaps a trip to the nearby Urquhart Castle. This is an ideal base for touring or relaxing and for keen walkers and cyclists there are many routes around Fort Augustus, the most popular being the Great Glen Way which passes through the village.

Fort Augustus offers a good range of accommodation providers, restaurants and bars. There are also a high number of day trippers and tourers who frequent this location as part of their itinerary. In such an enviable setting, with good schools, shops, social and leisure facilities, the sale of Lodge No 15 offers an excellent all-round business opportunity. The town of Fort Augustus has excellent facilities including supermarkets, banks, chemists, bars, hotels, restaurants, fish and chip shops, and good selection of retail outlets. The lodge is within commuting distance of Inverness and is almost equidistant from both Fort William and Skye. Inverness is the main business and commercial centre in the Highlands and is approximately 50 minutes' drive away offering extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the south and beyond.

## GROUNDS

Access to the subjects is via a shared tarred road, leading onto the main reception parking area. To the left is Papa G's restaurant and bar. Access to the lodge is via a tarred road and later a gravel track which runs between the restaurant and the emporium. There are plans to develop the emporium into a gym at some point in the future. The grounds are well presented, mainly gravel with some grass and planted borders and individual specimen plants. There is car access to the lodge and parking for two cars.

## LEASE

There is a 100 year ground lease with 97 years remaining, which currently attracts a premium of £3000 +VAT per year, the full copy of the lease will be made available to interested parties. The ground lease does allow the lodge to be hired out subject to condition. The ground lease covers the maintenance of the site and refuse removal.

## RATES / COUNCIL TAX

No 15 does not currently have a rateable value under the April 2023 revaluation. Should the new owners wish to use the lodge commercially, then it would need to be valued by the Scottish Assessors. The lodge is of a scale that it should benefit from a 100% discount under the Small Business Bonus Scheme with a potential net liability of £nil for eligible businesses.



## SERVICES

Mains water, on site water treatment drainage, electric and a supply from the site central LPG gas storage. There is pergola with an outlook to the south and west where a hot tub can be located, the infrastructure for the hot tub is located to the rear of the lodge, a water supply and an electrical supply.

## EPC RATING

This property has a Residential Energy Rating (BS3632 of 187).

## PRICE

Offers Over £99,000 are invited for the heritable property, fixtures and fittings and full furniture, excluding personal items as per itemised list.

## DIRECTIONS

See map insert. What3words reference is //imagine.midfield.register

## FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## VIEWING

All appointments to view must be made through the vendors' selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness IV1 1SX

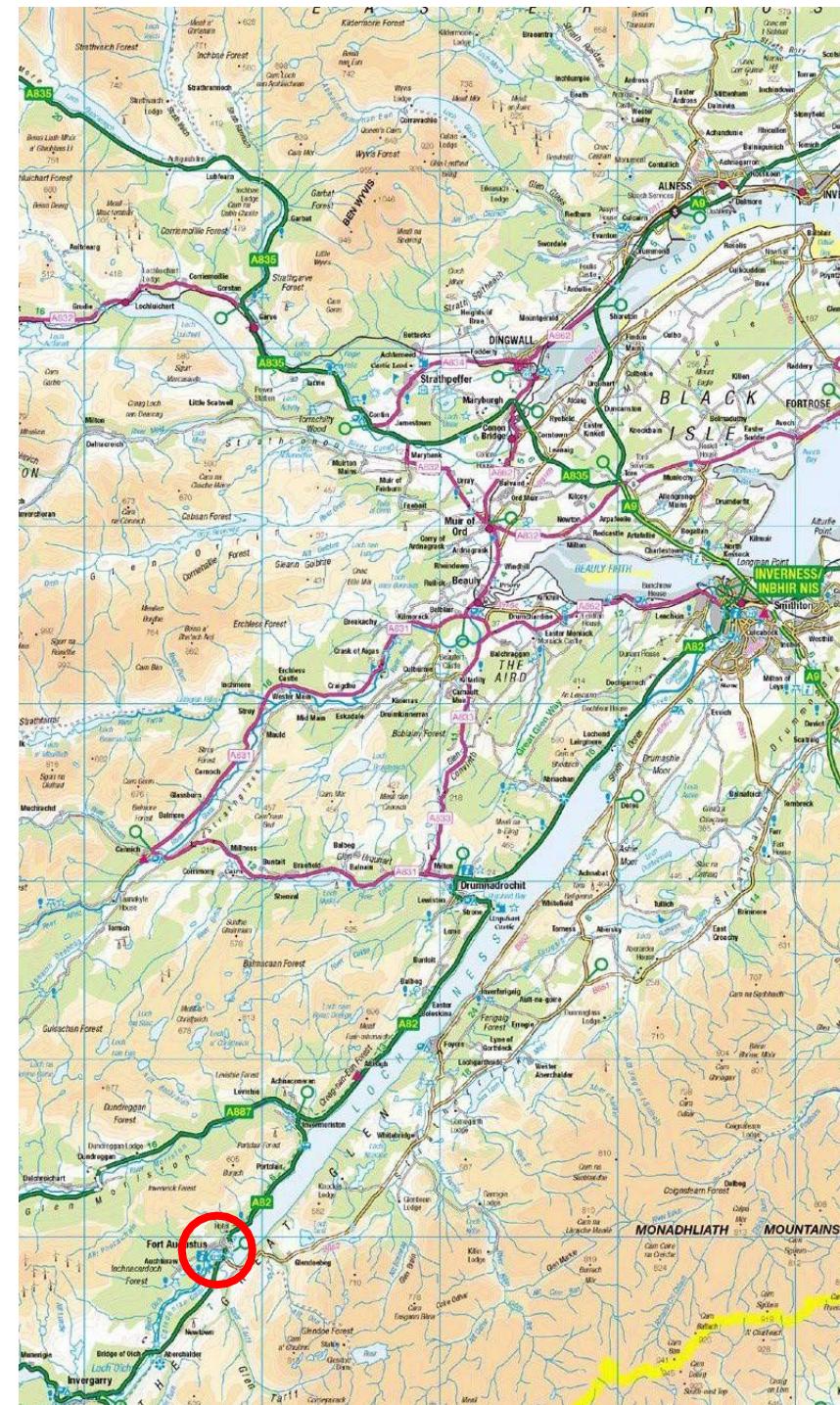
Tel: 01463 714757

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, if one is set.



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