



Innes & Mackay

**Site at Easter Muckovie,
Culloden Road, Inverness, IV2 5BN**

- **SITE EXTENDING TO 0.28 ACRE**
- **CLOSE TO LOCAL AMENITIES**
- **LAPSED FULL PLANNING GRANTED FOR 4 BED DETACHED BUNGALOW**
- **SERVICES LOCATED CLOSE BY**

**OFFERS AROUND
£125,000**



DESCRIPTION

This site extending to approximately 0.28 of an acre (1125 square metres) offers an exciting opportunity for anyone looking for a quiet plot which has full planning permission (currently lapsed) for the erection of a four bed detached bungalow. The plot located just off Culloden Road, has water, electric and drainage, located close by and only by viewing will one appreciate its location. Further details can be found in on the Highland Council website under reference number 16/02861/FUL.

LOCATION

Situated in the highly desirable area of Cradlehall, this site benefits from a prime location that beautifully blends tranquillity with convenience. Cradlehall is renowned for its peaceful, family-friendly environment while still being close to all the amenities you could need. The neighbourhood boasts a variety of local amenities, including a well-stocked grocery store, pharmacy, and delightful local cafes, all just a short stroll away. For families, the area is served by several reputable schools, ensuring quality education close to home. Transport links from Cradlehall are exceptional. The nearby A96 provides quick and easy access to Inverness city center, which is just a short drive away. Regular bus services connect the area with Inverness and surrounding regions, offering excellent public transport options. Additionally, both Inverness train station and Inverness Airport are within easy reach, making travel further afield convenient and stress-free. Cradlehall is also surrounded by scenic walking paths and green spaces, offering residents the perfect blend of urban convenience and natural beauty. Whether you're commuting or looking for a peaceful retreat, Cradlehall is an ideal place to call home.

SERVICES

Mains water, drainage and electricity are located close by.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay 01463) 251200.

DIRECTIONS

To reach the site, proceed along Culloden road past Simpsons garden centre and Inshes Wood. There is a turning on the right signposted Easter Muckovie, take this road and turn immediately left and the site is located at the end of this access road indicated with a For Sale board.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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