



Plot 1, Drumuillie, Boat Of Garten, PH24 3BX

**** NEW REDUCED PRICE ****

Plot available within the Cairngorm National Park

Build Service Available - Plot 2 now completed

Fully serviced with Electricity, Water & Ultra Fast Fibre Broadband

Full Planning Permission Granted

Within Easy Reach of Boat of Garten, Aviemore & Inverness



Offers over £90,000

DESCRIPTION

Rarely available, this is a unique opportunity to acquire a plot extending to approximately 0.278 acre with the added option of a build facility. Full planning permission has been granted (18/05932/FUL) for a 4 / 5 bedroom detached villa with garage and the plot is serviced with electricity, water and ultra fast fibre broadband.

Plot 2, which lies adjacent to this plot, is recently completed and extends to approximately 224.60sqm. It is on the market at offers over £470,000.

Plot 1 and 2 form part of an area of ground extending in total to approximately 5.3Ha. The owner would be prepared to consider offers for purchase of both completed property and the plot and the land as a whole subject to negotiation.

LOCATION

Set in the Cairngorms National Park, Drumuillie is on the outskirts of Boat of Garten, which is a tranquil village with an abundance of wildlife, wonderful scenery and outdoor activities. Lying adjacently to the River Spey and offering superb fishing opportunity, mountain walks and wildlife spotting, Boat of Garten is enjoyable for tourists and locals alike. With an 18-hole golf course, community hall providing classic film showings, cocktail classes and children's events, as well as two shops and a range of restaurants, there is something for everyone. Landmark Forest and Adventure Park is a short drive away in nearby Carr Bridge and the A9 provides access both north and south with main line rail services operating from Aviemore, some 6 miles away. The city of Inverness lies just 31 miles away with regular flights to London and other UK destinations.

DIRECTIONS

From Inverness, follow the A9 south turning off where indicated to Carr Bridge. Follow the road through the village and at the T-junction turn left heading towards Boat of Garten and Grantown on the A95. Drive past the turn offs to Boat of Garten and continue along the A95. On entering Drumuillie, the plots are on the left hand side and will be clearly sign posted.

SERVICES

Plot 1 is serviced with electricity, water and ultra fast broadband. Drainage is to be to a treatment plant.

VIEWING

By visiting the site. If opening the gate, please ensure you close it upon leaving.

HSPC REFERENCE

56678



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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

