



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Plot of Land at Gollanfield, Inverness, IV2 7QP**

**Fixed price £110,000**

**\*\*NEW REDUCED PRICE - FIXED PRICE £100,000\*\***

A fantastic opportunity to purchase a rectangular building plot extending to approximately 0.58 acres or thereby, with planning consent for the erection of a detached single storey house, in the rural Gollanfield area with views over the open countryside.



The plot is approximately 3.2 miles from the village of Ardersier, located on the shores of the Moray Firth, which has a convenience store, doctors' surgery, pharmacy, hotels and restaurants.

Primary school pupils attend Ardersier Primary School and secondary school pupils attend Culloden Academy.

Castle Stuart Golf Links is only a few miles away and benefits from a championship golf course.

This is a great location for enjoying a peaceful country lifestyle but within an easy commute to the seaside town of Nairn and the City of Inverness.

Inverness Airport is approximately 4 miles from the plot which offers national and European flights.

Viewing highly recommended.

### Services

Mains water and electricity services are available close by. Drainage will be to a septic tank. Prospective purchasers will be required to make their own enquiries regarding services.

### Planning Consent

References: 03/00765/OUTIN and 07/01088/REMIN.

### Access

Access to the property is off a public unclassified road off the B9006.

### Directions

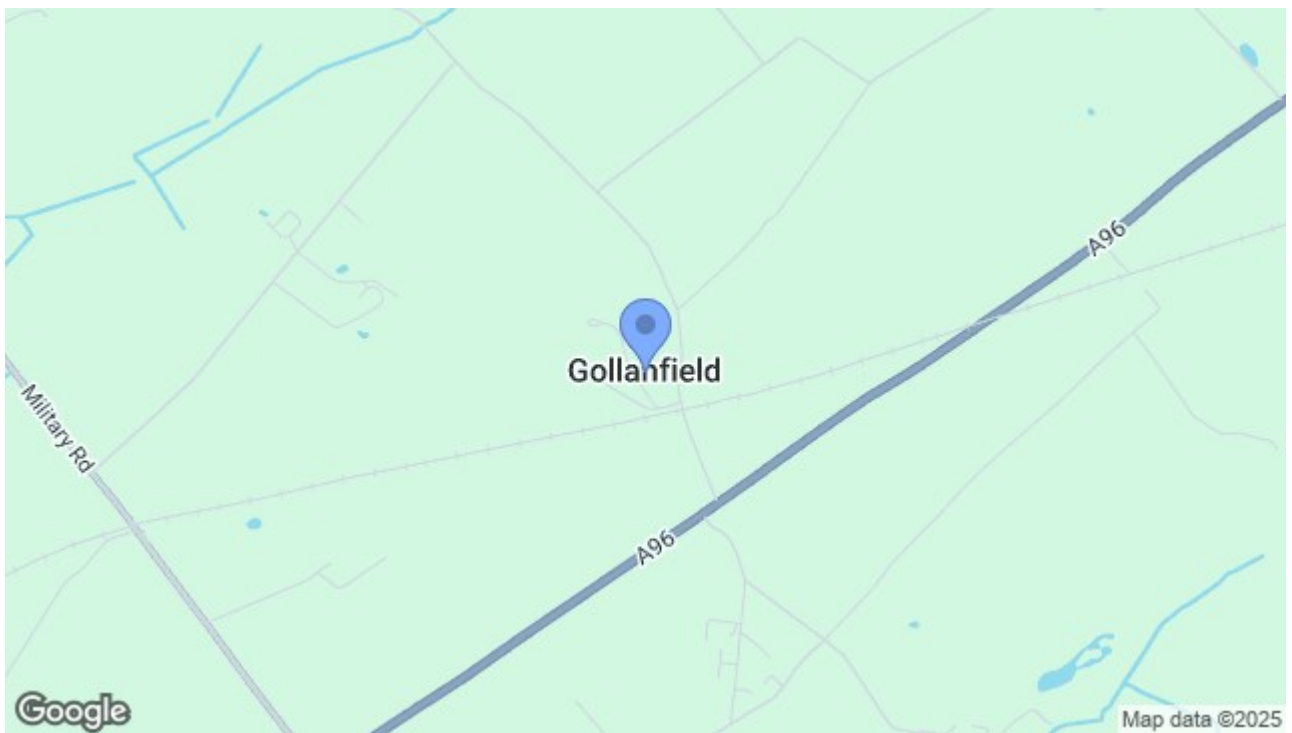
From Inverness on the A96 take a left at the Gollanfield crossroads onto the B9006. Continue along this road and then take the first road on your right after the bridge onto the unclassified single track road. The plot is along this road on your right hand side.







Area Map



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