



Building plot at Kinellan Green Strathpeffer

IV14 9FB

FIXED PRICE £92,000

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

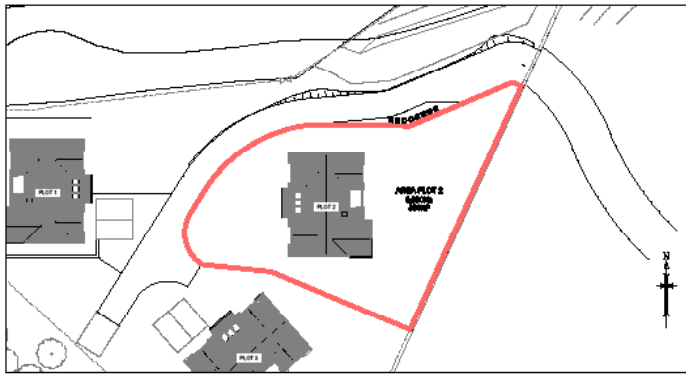
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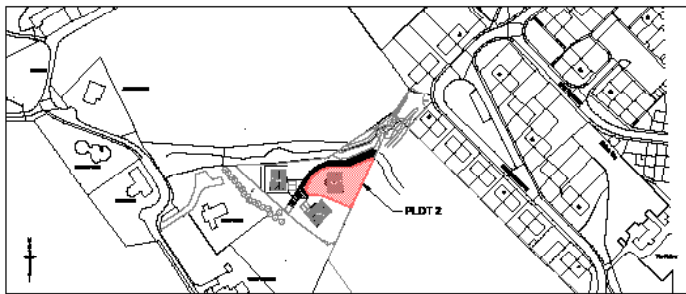
Property Description

An excellent opportunity to purchase a fantastic house plot located in the peaceful and thriving village of Strathpeffer. With it's neighbouring plot now 'under offer' this remaining site which has electricity, water and mains drainage connections on site, is ready to go. The site includes three plots in total, of which one currently remains for sale. It has planning in principle for the erection of a four bedroomed house and extends to approx 0.080Ha. It is sold with services on site. The attractive sit is a stone's throw from an off-road footpath taking you to the local primary school, medical centre and all the amenities of the village. With a pretty stream just to the north of the plot, it also provides direct access to a core path network around the spectacular scenery of Loch Kinellan and Knockfarrel. Access to the site is via Caberfeidh Place, just off Kinellan Drive. A visit to the site is highly recommended to fully appreciate the location and the views of the surrounding countryside and woodland that can be enjoyed.

hga HIGHLAND GENERAL AGENTS		PROJECT: NEW PLOTS, STRATHPEFFER		
Drawing No: 3806: PLOT 2	Plan: DEED PLAN - PLOT 2	Drawn: JHM	CD: /	Scale: AS SHOWN (4:9)
		Date: AUG 2023	Date:	

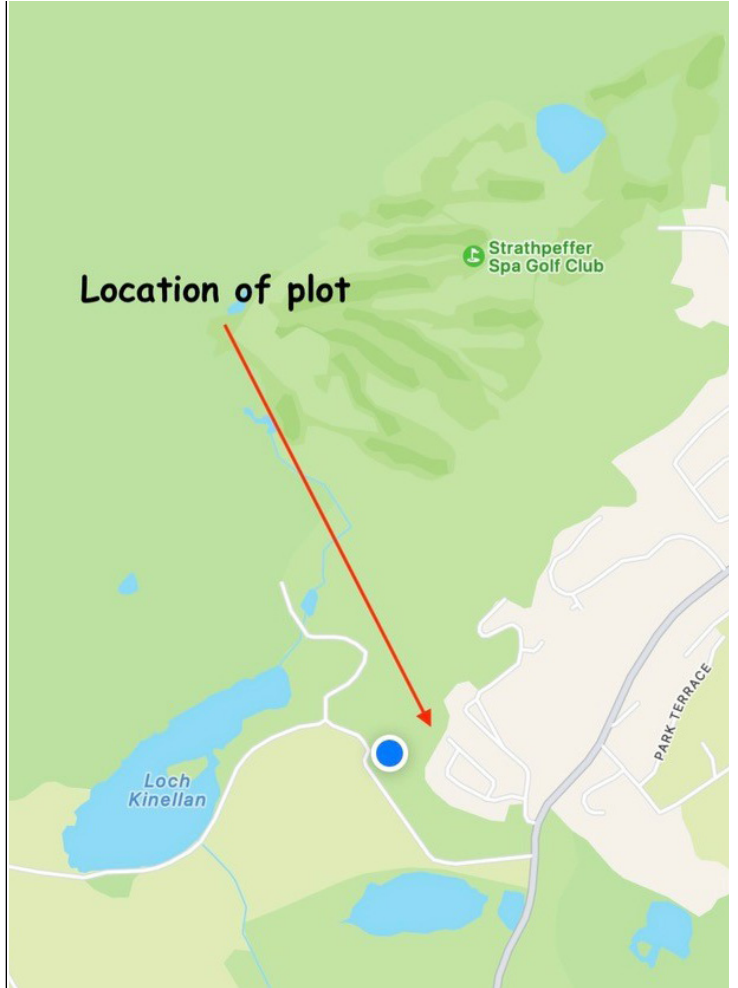


SCALE 1:250



BLOCK PLAN
1:2500

Plan: "B"



Location

The Victorian village of Strathpeffer is a popular tourist stop and the village square offers a convenience store, a delicatessen, a gift shop, a cycle shop, café's and a restaurant. Other amenities include the famous Spa Pavilion, a doctors surgery, a primary school, a golf course and tennis courts. The market town of Dingwall is located approximately 5 miles from Strathpeffer, offers a wider range of amenities and the Highland Capital of Inverness is approximately 20 miles away. Inverness offers bus and train stations as well as extensive shopping, leisure and entertainment facilities. Inverness Airport can be found at Dalcross approximately 7.5 miles east of Inverness.

Planning Reference

Reference No. 20/04475/PIP

Services

Services are available on site and include electricity, water and drainage.

Viewing

To view this house site, please call Andy on 01997 421075 or 07547 674277 to arrange.

Directions

Coming from Dingwall drive through Strathpeffer on the A834, pass through the square, and drive to the top of the hill. When you reach the top, take a right turning leading to Kinellan Drive and then first left onto Caberfeidh Place. The plot is located at the end of Caberfeidh Place.

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

