



Land 50m East of Eight Acres Culbokie IV7 8LA

**OFFERS IN THE REGION OF
£130,000**

📍 The Property Shop, 20 Inglis Street,
Inverness

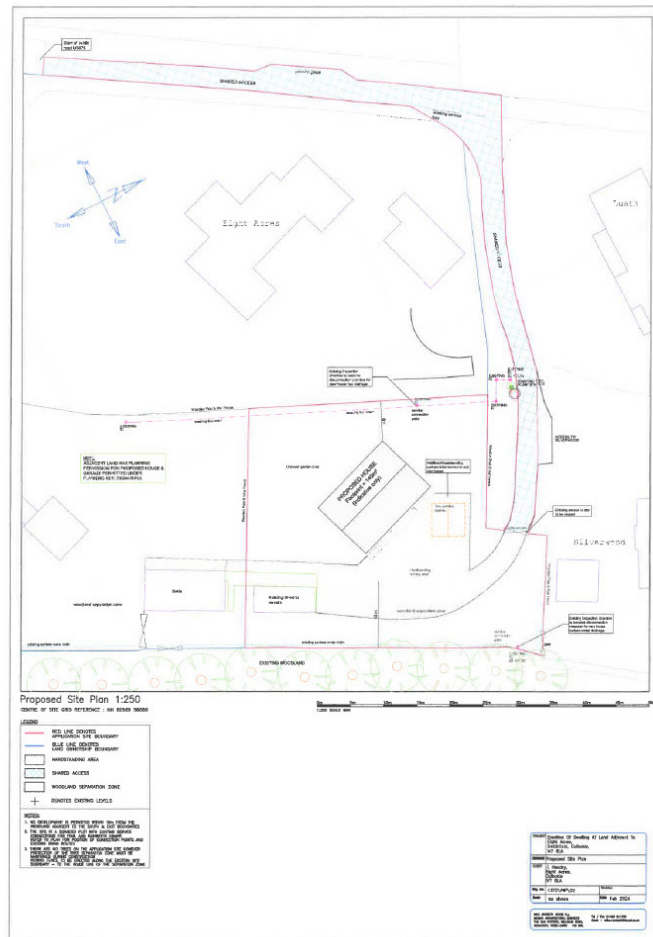
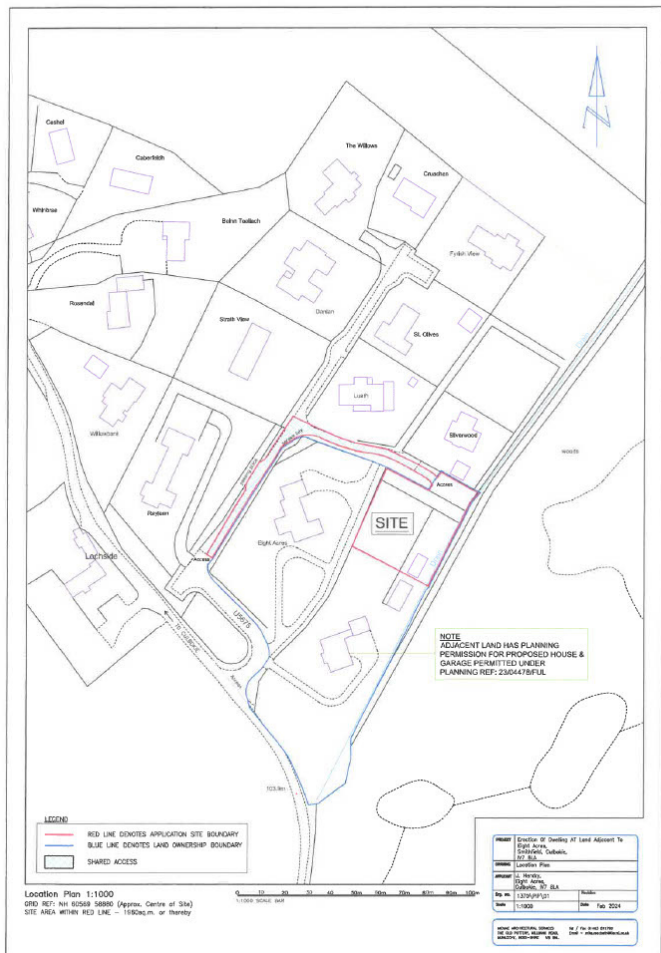
✉️ property@munronoble.com

☎️ 01463 22 55 33

📠 01463 22 51 65

Plot Description

An unmissable opportunity to purchase a desirable building plot that is situated in a semi-rural location on the edge of the peaceful village of Culbokie. Located within a prestigious development of just 12, individually designed houses that occupy generously sized plots, this well positioned plot extends to approximately ½ an acre and has planning in principle for the erection of a dwelling, and is being sold fully serviced with electricity, water and drainage connections all on site. The plot is enclosed by post and railed fencing, with a tarred road providing access and is the last remaining plot within the development. It enjoys a secluded, woodland location and only by viewing can one appreciate the secluded and tranquil setting of semi-rural living, whilst still having the benefit of being within easy reach of Inverness and Dingwall.



Location

The village of Culbokie is a highly sought after residential area, offering beautiful woodland walks on your doorstep. It is well placed for access to the A9 and lies approximately 3 miles south-east of Dingwall and approximately 11 miles from Inverness the Highland Capital, combines the benefits of rural living with quick and easy access to the city, airport and major routes and to an excellent range of social/recreational facilities. Culbokie is popular, not only for its easy commuting, but also for the superb village lifestyle with its local village convenience store and post office, together with pub and restaurant providing good food. The local primary school enjoys an excellent reputation and secondary school education is provided by the highly sought after Fortrose Academy.

Planning Reference

24/0318/PIP

Services

The land is being sold fully serviced with electricity, water and drainage connections all on site.

Viewing

There is no requirement for interested parties to book a viewing and they are encouraged to view at their leisure.

Directions

From the A9 turn-off, enter the village of Culbokie and turn right at the shop/post office. Travel up the single track road for approximately 1/4 of a mile and Eight Acres is on the left hand side.

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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.