

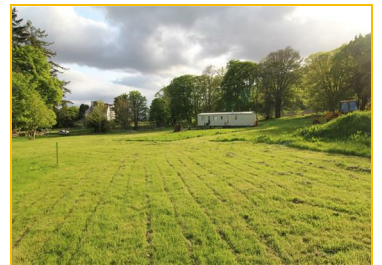


Plot 2 Craigleach, Dunain, Inverness IV3 8JN

Large Serviced Building Plot with Full Planning Permission granted for 4 Bedroom Bungalow with Garage

Extends to 0.30Ha (0.74acre) approximately

Tranquil Rural Location within Easy Reach of Inverness



DESCRIPTION

Tucked away in a pleasant rural location, this serviced plot extends to approximately 0.30Ha (0.74 acre), and has planning permission in place for the erection of a 4 bedroom bungalow with garage (21/05056/FUL) with building warrant already in place. The land has in the past had planning for a much larger house (previous planning permission: 17/04595/FUL) should the current build application be unsuitable. There is a static caravan in place on site, which can be made available, subject to negotiation, otherwise the Seller will remove upon sale.

LOCATION

The land appreciates a tranquil, rural position, yet is within an easy commute to Inverness (just over 3 miles approximately to the city centre). An Talla, with its gift shop and restaurant and the Jacobite Cruises are a short drive away and the buzzing village of Drumnadrochit is approximately 12 miles distant. Primary school children would attend Dochgarroch Primary with older children being bussed to Charleston Academy in Inverness. Nicely positioned for woodland walks and access to the Great Glen Way with Loch Ness close by

DIRECTIONS

Follow the A82 out of Inverness (heading towards Drumnadrochit and Fort William). Pass The Loch Ness Country House Hotel on the left and a sign post with road leading to a quarry, also on the left. There is a large parking area to the right with a bus stop on the right hand side, take the next immediate road after this to the right. Following the road up the hill and take the road to the right sign posted Craigleach. Pass the former Dunain House on the left and a large modern property on the right and the plot is through the gate on the right hand side, after the modern property.

SERVICES

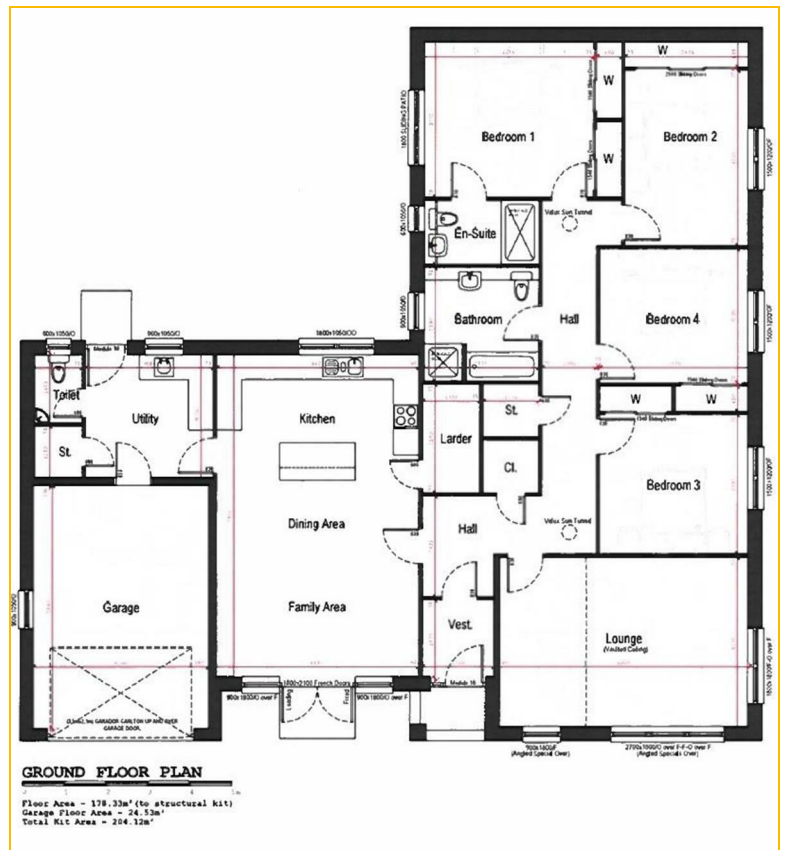
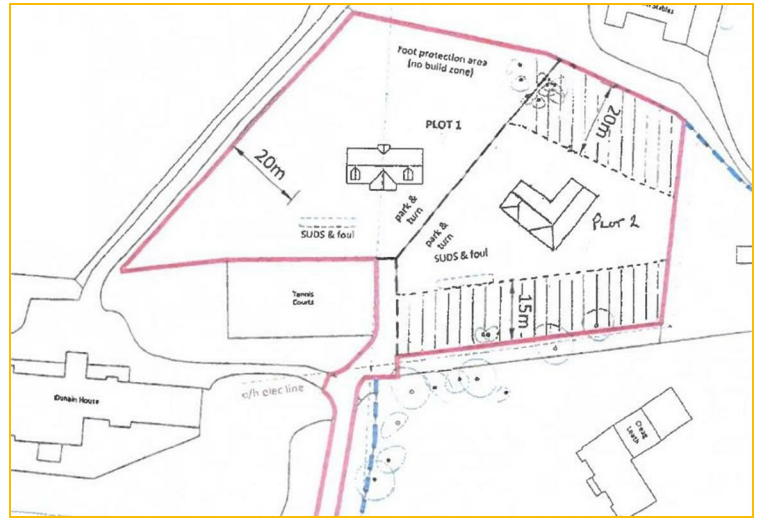
The land has water and an electricity connection to the site. Drainage will be to a septic tank, which will be the purchaser's responsibility.

VIEWING

By visiting the site. Please be respectful and close the gate upon leaving.

HSPC REFERENCE

60286



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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.

