



## Plot of Land, Muirton Farm, Cromarty IV11 8XX

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Land extending to approximately 0.33 acre

Superb Open Views across farmland to the Cromarty Firth

Within Easy Commuting distance of Inverness



## DESCRIPTION

Rarely available in this area, this plot extends to approximately 0.33 acre and appreciates a superb open aspect across farmland towards the Cromarty Firth with view looking from Invergordon and across to Cromarty and beyond. The ground is fenced off, has been cleared to show the extent of the land, and allows excellent potential for a house site within a highly sought after location.

## LOCATION

Situated in a pleasant rural location some 4 miles from Cromarty, which was established in the 13th century as a Royal Burgh and is located at the tip of the Black Isle at the mouth of the Cromarty Firth. Known as the Highlands best preserved historic town, this area is steeped in history and is home to the birthplace of Hugh Miller (stonemason, geologist & author). The town offers a wealth of facilities including post office, bakery, library, restaurants, hotels, film club, doctor's surgery, boat club and primary school. Secondary school children are bussed to Fortrose (approx. 7 miles distant) where further facilities including sailing club and 18-hole golf course can be found. Inverness is within commuting distance (some 20 miles away). Dolphin boat trips, Cromarty Courthouse, a working pottery and the light house are but a few of the attractions in the area, as are the pleasant coastal walks and access to the firth.

## DIRECTIONS

From Inverness follow the A9 north across the Kessock Bridge and take the turn off to the right (A832 sign posted Munloch). Follow this road through the village of Munloch turning right at the T-junction (also the A832). Continue along this road passing through the villages of Avoch, Fortrose and Rosemarkie. Approximately 5 miles from Rosemarkie, take the left hand turn signposted for Daviston Houses, Farness and Peddieston. Follow this road as it veers round to the right and the land is situated on the left hand side and will be clearly signposted. The land is around a mile from the turn off.

## SERVICES

There is a water connection on site and electricity connections are close by, though prospective purchasers will need to make their own enquiries regarding capacity. Drainage will be to a septic tank, in line with whatever stipulations the Local Authority might make.

## ENTRY

By mutual agreement

## VIEWING

By visiting the site

## E-MAIL

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## HSPC REFERENCE

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