



SERVICES

The land has an electricity connection on site with the cables having been laid underground. There is a private water supply on site, however there is a main water connection close to the boundary fence, if preferred. Drainage would be to the public sewer subject to approval by Scottish Water.

VIEWING

Viewing is strictly by appointment. Contact Anderson Shaw & Gilbert part of Ledingham Chalmers on 01463 253911 Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 as they may be able to arrange a viewing on your behalf.

ENTRY

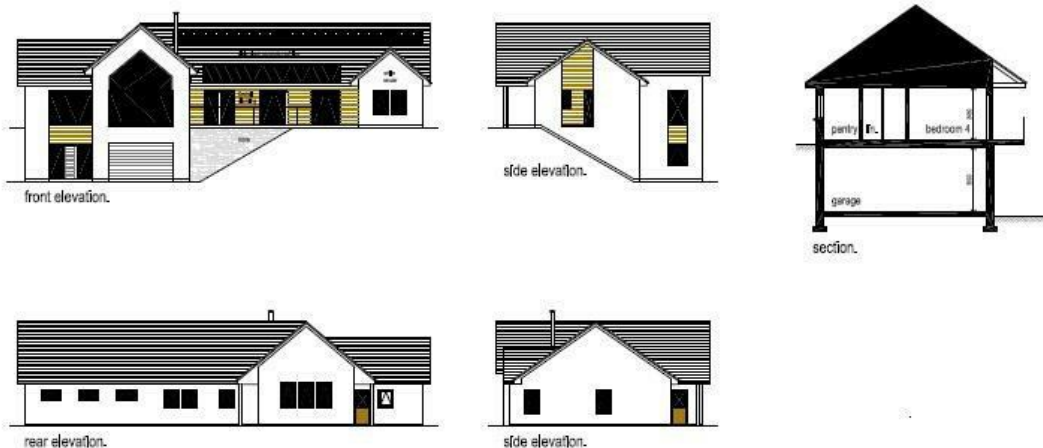
Entry is by mutual arrangement

E-MAIL

asgproperty@ledinghamchalmers.com

HSPC REFERENCE

60373

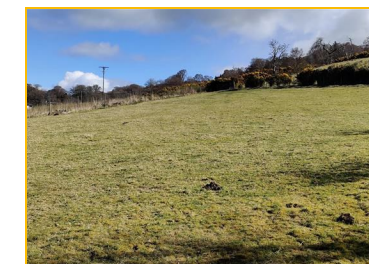
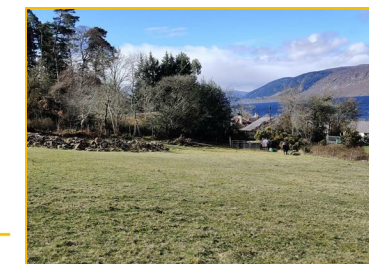


Land, Torr Gardens Dores, Inverness-Shire, IV2 6TS

Land Extending to Approximately 0.60 Acre with Superb Open Aspect Across Loch Ness to Surrounding Hills

Electricity & Water On Site

Sought After Village Location within Easy Commuting Distance to Inverness



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED
Telephone: 01463 253 911 | Fax: 01463 711 083
Ullapool Office: Village Hall, Ullapool
Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)
www.andersonshaw.com | property@solicitorsinverness.com

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.

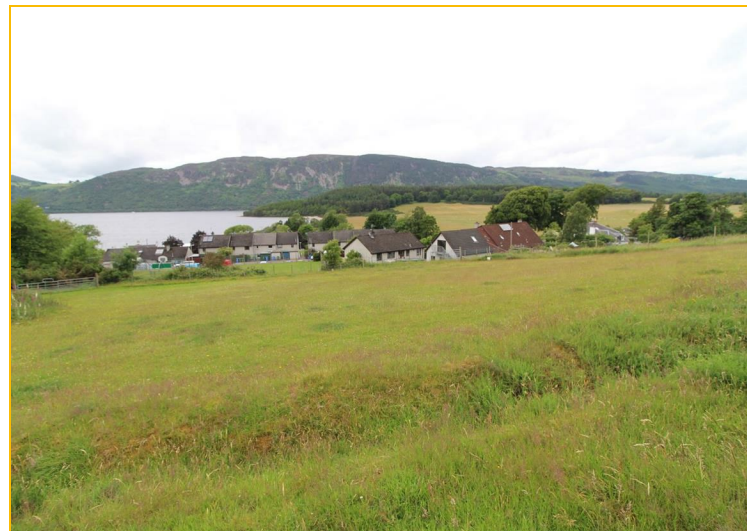


Fixed Price £150,000



DESCRIPTION

This is an ideal opportunity to acquire rarely available land within a sought after village location. Extending to approximately 0.60 acre, the land previously had full planning permission granted (18/00970/FUL), for the erection of a 4 bedroom bungalow with integrated garage below, which has now lapsed. Currently laid to grass, the plot has been used for grazing in recent years and is set off the main thoroughfare enjoying a superb outlook across to Loch Ness and the surrounding hills. There is electricity on site (cables underground) and a private water supply with a mains water connection close by (adjacent to the boundary fence). Only by viewing can the position of this plot be truly appreciated and viewing is recommended.



LOCATION

The land is set in the scenic village of Dores on the eastern shores of Loch Ness approximately 8 miles from the city of Inverness. The village has it's own public house with restaurant, community hall and small gift shop. Primary school education is provided for at nearby Aldourie Primary School with secondary school children being bussed to Inverness Royal Academy. Within easy commuting distance of Inverness, Dores is an ideal location to settle within a semi-rural location with superb local walks and cycle routes on your doorstep as well as easy access to Loch Ness for wild swimming, kayaking or paddle boarding with all the benefits of city life a short drive away. Regular bus service.

DIRECTIONS

From Inverness, go along Island Bank Road and continue along this road going straight on at the roundabout on to the B862. Follow the road for approximately 8 miles and on entering the village of Dores pass the Dores in on the right and follow the road round to the left uphill. Take the first turning on the left into Torr gardens and follow this road to the very end of the cul-de sac, where you can park. There is a track to the right before the parking area and the plot is just up this track and accessed via a further track to the left.

