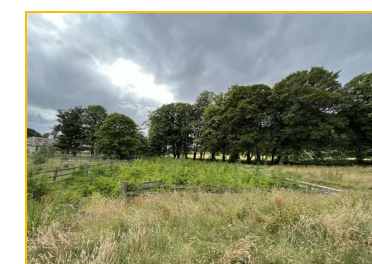


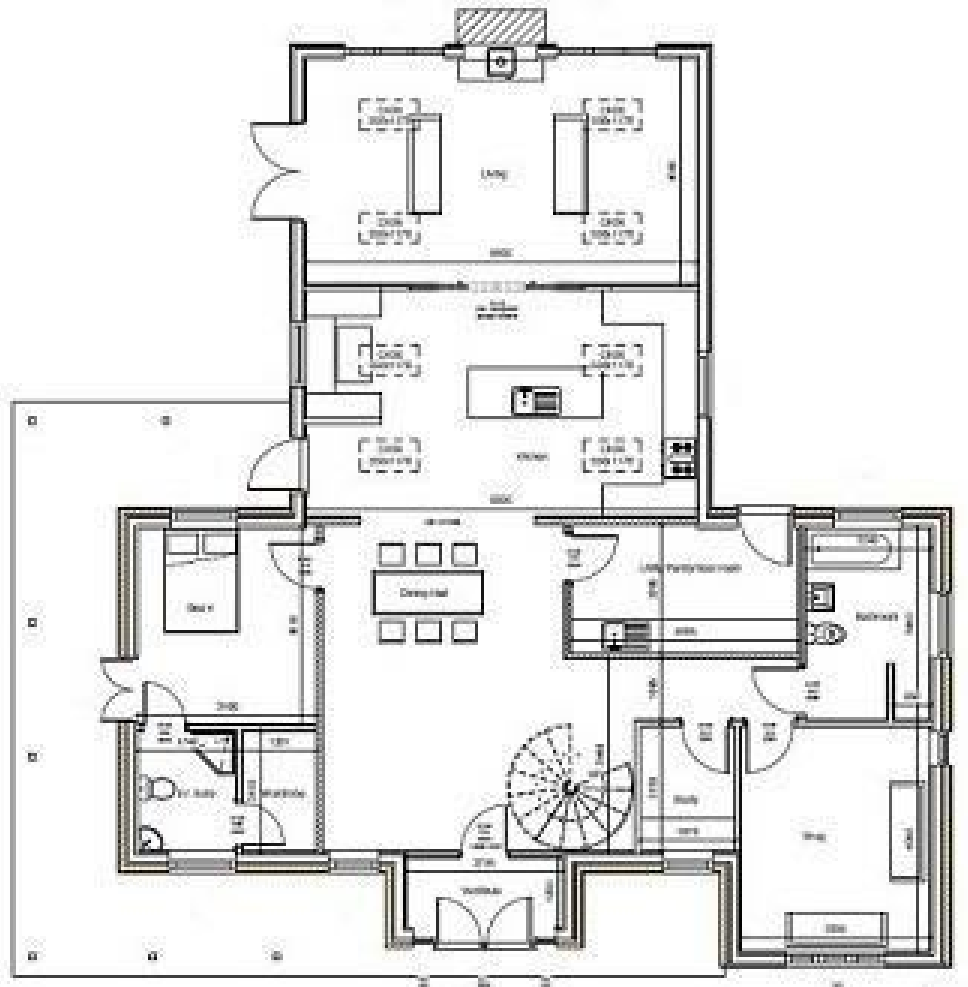
Plot 1, Craigleach Dunain, Inverness, IV3 8JN

Large Serviced Building Plot with Full Planning
Permission granted for an Open Plan, Individually
Designed 4/5 Bedroom Villa (4 En-suite)

Extends to 0.36Ha (0.89 Acre) approximately

Peaceful, Rural Location within each reach of
Inverness





DESCRIPTION

Enjoying a pleasant rural position, this large serviced plot extends to approximately 0.36Ha (0.89 acre) and has full planning in place (22/02279/FUL) for a spacious, individually designed two storey detached 4/5 bedroom villa with feature spiral staircase. Extending to approximately 242sqm, the proposed property offers open plan living with space and light and four bedrooms all enjoying en-suite facilities and walk-in wardrobes. A room on the ground floor, currently earmarked as a snug, could easily be utilised as a fifth bedroom, if required.

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 layby area to the right with a bus stop, take the next immediate road after this to the right. Follow 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. The access is shared with two others, and plot 1 is set to the left.

SERVICES

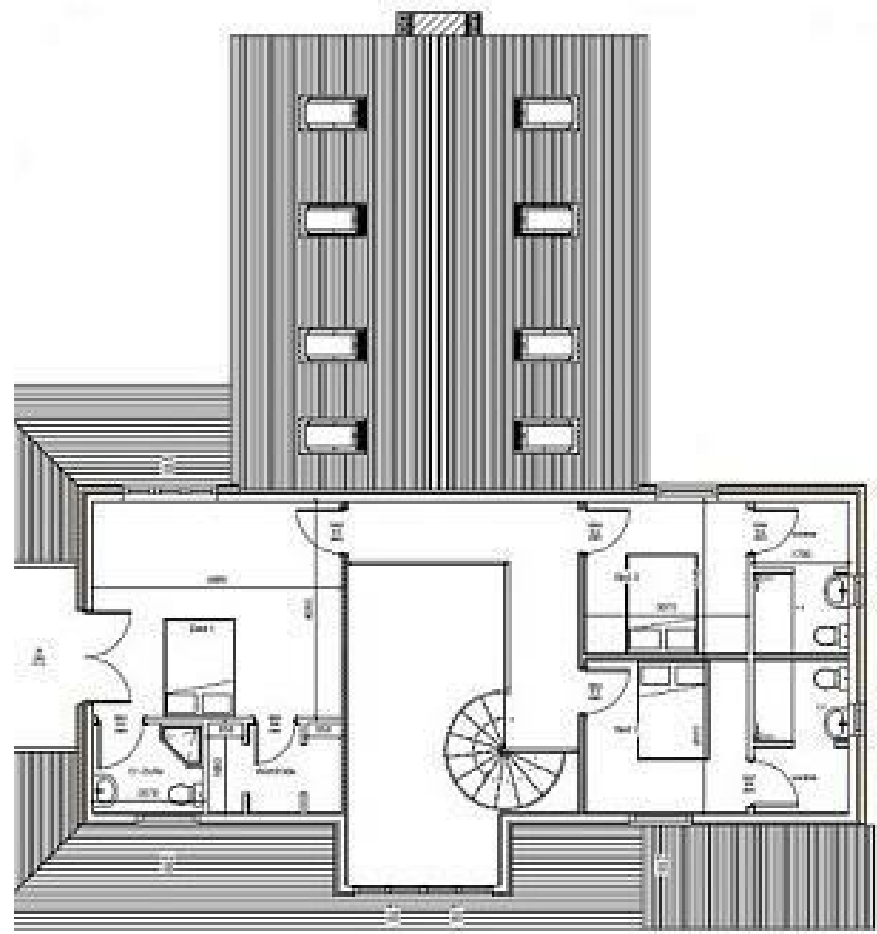
The plot has both water and electricity connections on site. Drainage will be to a septic tank, which will be the responsibility of the purchaser

VIEWING

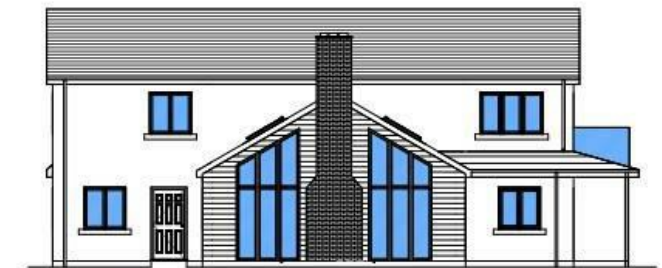
Strictly by appointment. Please contact the office to arrange as the access gate is locked.

HSPC REFERENCE

60702



East Elevation



North Elevation



South Elevation



West Elevation