

LOT 17, THE SALMON FIELDS, SPEAN BRIDGE.



GUIDE PRICE £17,500

- Sought after amenities land
- Land extends to approx 353sq m
- in picturesque location along River Spean
- Ideal for Fishing and Camping
- Situated parallel to the A86 to the north bank of the River Spean
- Easy access to the Great Glen Way & Nevis Range

LOT 17

Situated in a picturesque and quiet spot on the outskirts of Spean Bridge. Surrounded by mature woodland trees and access to the River Spean. The lot extends to approximately 353sq m.

It should be noted that the land is not available for development but for amenities use only. Ideally suited for Fishing the River Spean, Camping or Storage etc.

LOCATION/AMENITIES

Spean Bridge is an attractive and well equipped village, with a well-stocked shop, an excellent and modern primary school, a woollen mill, hotels, bars, cafe and restaurants.

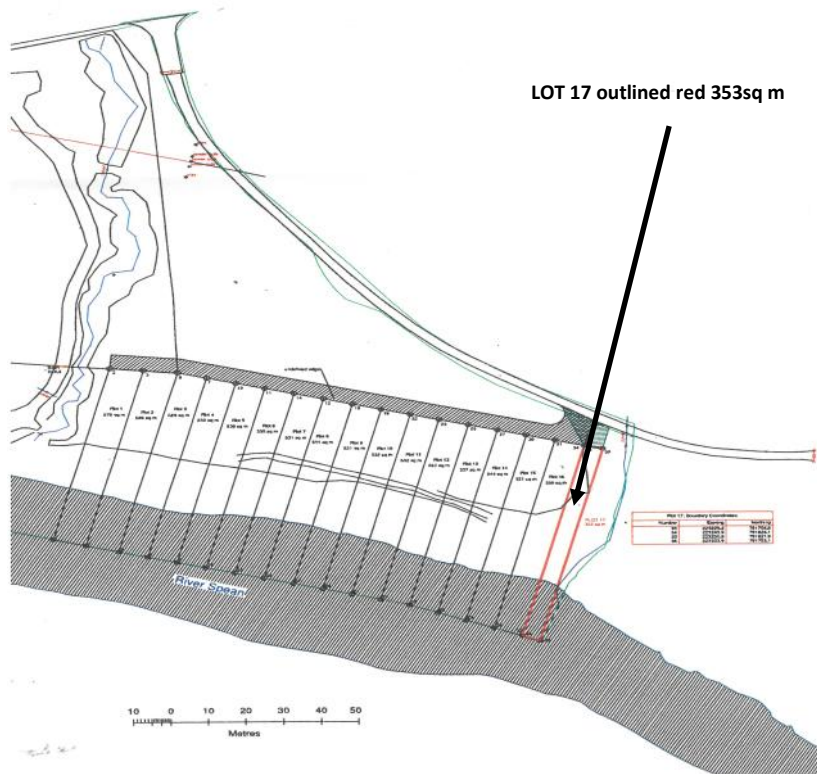
It is also home to a railway station on the line to Fort William with its building being converted into the Old Station Restaurant. There are good rail and road links from Spean Bridge to Fort William, Mallaig, Glasgow as well as the overnight sleeper to London. There is also a bus service to and from Inverness and the Isle of Skye.

The Village is situated approximately 10 miles from Fort William which is the main district town of Lochaber, also known as the “Outdoor Capital of the UK” with more extensive facilities to include a hospital, mainline railway station, bus station, supermarkets and a range of local shops, hotels, bars and services.

The town is a popular tourist destination with access to the lochs at Corpach Basin on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

DIRECTIONS: Lot 17, The Salmon Fields, Spean Bridge, PH34 4EU

On leaving Fort William Town Centre travel along the A82 Fort William to Inverness Road to Spean Bridge. After passing the 30pmh sign on entering Spean Bridge turn right onto the A86, continue along the road passing the primary school and Braes Guest House which is on the left, continue for approx 50mtrs **PAST** the Braes at the road sign “Counselled Access Ahead” turn right the into the gated access for the Salmon Fields. Follow the access track round and Lot 17 is next to a small stream that runs down to the river. The area is an unfenced area of gravel/hardcore that has been flattened.



McIntyre & Company,
38 High Street, Fort William,
PH33 6AT
Tel: 01397 703231
Fax: 01397 705070

E-mail: property@solicitors-scotland.com
Website: www.solicitors-scotland.com

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date. Please note the new EU Data Regulations came into force on 25th May 2018. Our firm's privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.