



Plot at Bunloit, DRUMNADROCHIT, IV63 6XG

Offers Over £160,000

REF: 60463





The purchase of this plot represents a unique opportunity to construct a two-bedroom detached property over 3 floors, in the hamlet of Bunloit, on the outskirts of Drumnadrochit, within easy commuting distance of Inverness City.

Extending to approximately 2 acres or thereby, the plot comes complete with full planning permission and building warrant for the erection of a dwelling house on the site. Details of the planning permission can be found on the Highland Council website - ref: 19/00703/FUL.

Water will be by way of a private borehole where the purchaser shall be responsible for the installation or via the mains with the grant of a wayleave from the neighbour. Electricity connections are ducted nearby. It is the responsibility of the purchaser to connect the services. Drainage will be by way of a private drainage system, to be installed within the property, and to meet planning authority and SEPA approval. Interested parties should make their own enquiries with the relevant authorities regarding the connections. Vehicular access has already been constructed to the site. The boundaries are defined by post and wire stock fencing.

The village of Drumnadrochit offers an excellent range of facilities including a supermarket, Post Office, pharmacy, hotels, restaurants and a small selection of bespoke retail outlets. The area is also a highly popular tourist destination with a good range of attractions available on your doorstep including The Caledonian Canal, Urquhart Castle and Loch Ness with its infamous Monster. Both primary and secondary education are also provided in the village.

Inverness, the main business and commercial centre in the Highlands is within very easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Services

Private water supply from borehole, private drainage system. Electricity provided nearby.

Access

Private access road.

Boundaries

Please refer to plans.

Post Code

IV63 6XG

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

PFM/EB/ROY0006/26

Price

Offers Over £160,000

Directions

From Inverness, take the A82 North and continue until you've reached the village of Drumnadrochit. Continue through the village, going straight ahead at the roundabout, passing the Esso station on your right hand side. Go over the bridge and turn right, signposted 'Bunloit'. The plot is half way up the hill on your right hand side, where you will see wire fence panels.

If you are thinking of selling your property, we offer a FREE Valuation. Please call our Property Department on 01463 235559 for further details.





PL South Elevation
1 : 100

external finishes
 roof | concrete tile + solar PV 20%
 fascia & soffit | grey uPVC
 doors & windows | grey uPVC
 walls | off-white smooth render, brown cladding + sandstone



PL West Elevation
1 : 100



PL North Elevation
1 : 100



PL East Elevation
1 : 100

