



PLOT AT DUNARD | FORT AUGUSTUS | PH32 4DT



PRICE GUIDE: £68,000

A opportunity has arisen to acquire a building plot, located in the heart of the village of Fort Augustus, with views spanning to the surrounding countryside. The plot, which extends to around 0.19 acres, has full Planning Permission for an architect designed, detached, three bedroom, property. The principal bedroom with dressing area and en-suite, as well as the large kitchen/diner and two living areas, are most attractive features.

Location

Fort Augustus sits at the end of Loch Ness in the picturesque Great Glen. Forming part of the chain to the Caledonian Canal, linking Fort William on the west coast to Inverness on the east, the locks in the centre of the village provide a popular tourist attraction. With its hotels, restaurants, shops and both primary and secondary schools, Fort Augustus is well placed to take advantage of the many leisure and pleasure activities which the area has to offer.



- Desirable Building Plot
- Architect Designed Property
- Village Location
- Views to the Surrounding Countryside
- Around 0.19 Acres
- Full Planning Permission for a Detached Property
- Services available close by

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Planning Permission

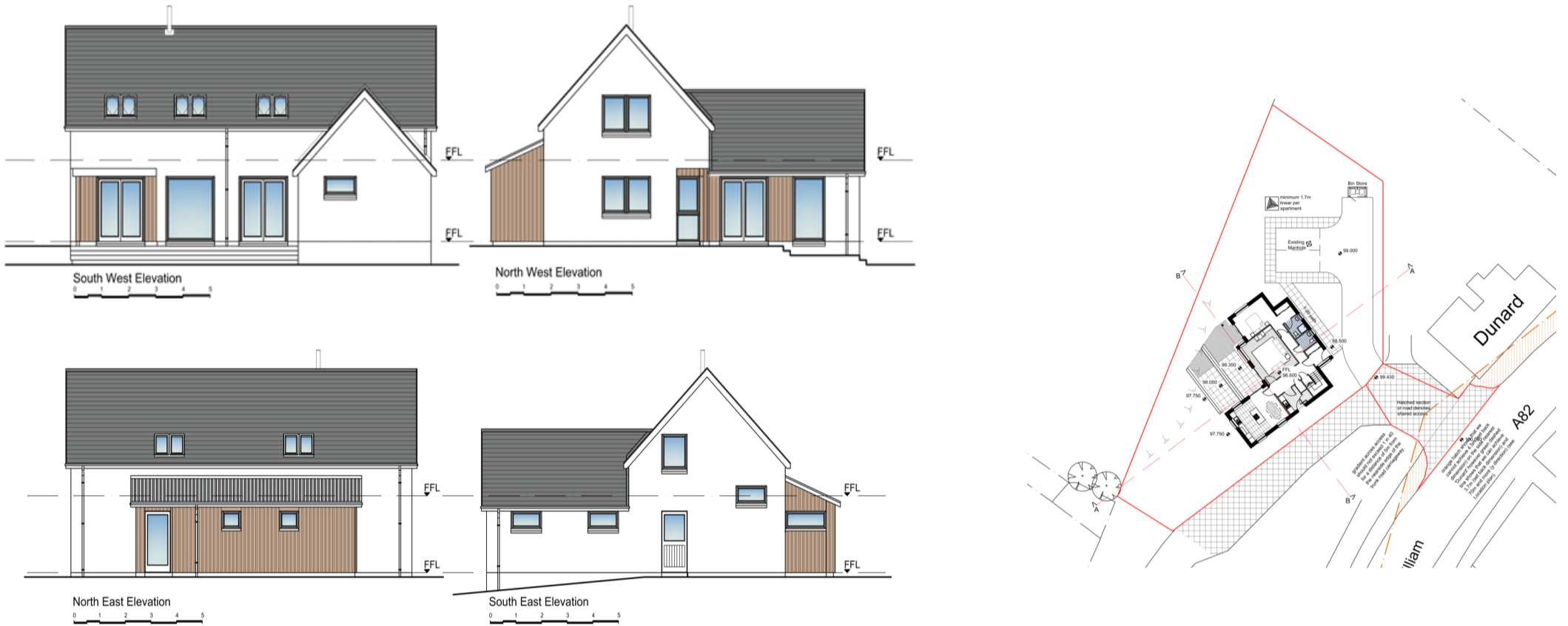
Full Planning Permission was granted on 10th February 2021 (Ref: 20/05117/FUL) for the erection of a detached house. Copies of this Planning Permission and approved plans are available on the Highland Council website or on request with the selling agent.

Services

It will be the purchaser's responsibility to connect to the mains water, drainage and electricity supply. There is a shared entrance to the access of the plot, as shown on the title plan.

Travel Directions

From Fort William travel north on the A82 for around 32 miles to Fort Augustus. On approach to the village, the property is on the left hand side, after the West End Garage.



Floor Plans



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 3)'.