



Plot at 1 Craigleach, Dunain, Inverness, IV3 8JN

Offers Over £149,000

REF: 60702



Located in the "hidden gem" area of Dunain and offering a tranquil country lifestyle with direct access to Dunain woods and the Great Glen Way, whilst also having all the nearby conveniences of a City, plot 1 extends to 0.89 acres and comes with full planning permission for a 5 bedroom modern contemporary home with feature spiral staircase. Full details of which can be found on the Highland Council website ref: 22/02279/FUL . The purchaser can construct the house type already approved or construct an alternative house type by obtaining amended design approval from the Planning Department.

Electricity is on site with the connection fees have been paid by the seller. Scottish Water have installed a new mains water pipe which runs parallel to the Northern boundary. Drainage is by way of septic tank.

While enjoying a peaceful country location the property is within very easy commuting distance of excellent facilities in the city of Inverness. Education is provided at Dochgarroch Primary School or Charleston Academy . Facilities closest to the property can be found on the edge of the city which include a general store and take away. Also close by is the Aquadome, Bught Park, hotels, bars and Loch Ness with its infamous Monster.

Inverness, the main business and commercial centre in the Highlands also offers extensive shopping and entertainment facilities along with excellent road, rail and air links to the South and beyond.



#### Services

All available on or adjacent to the site. It is the responsibility of the seller to connect the services.

#### Access

The purchaser will be responsible to construct an access at their own expense as per the current planning conditions.

#### Boundaries

The boundary is as per the attached plan and fenced off on site. The purchaser shall satisfy themselves in this regard.

#### Post Code

IV3 8JN

#### Entry

By mutual agreement

#### Viewing

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

#### Reference

EAO/JD/ROAN002/1

#### Price

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#### Directions

From Inverness take the A82 heading South. As you leave the City, you will pass Loch Ness Country House Hotel on your left. Continue onto the long straight after the hotel, half way along the straight there is a bus shelter on the right hand side, turn right immediately after the bus shelter then continue round the road eventually coming to the plot on your left hand side.

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

