



Plot at Craigleach, Dunain, INVERNESS, IV3 8JN

Offers Over £120,000

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. The large plot is currently being divided into two plots, with plot 1 extending to approximately 2/3 of an acre. Amended planning permission is currently being applied for. Plot 2 will extend to approximately 1/4 of an acre and the seller would consider offers for this plot which would be 'subject to planning'. Full details of which can be found on the Highland Council website ref: 22/02279/ . The purchaser can construct the approved house type or construct an alternative house type by obtaining amended design approval from the Planning Department. Planning has been 'locked on' as development has commenced on site by way of redirecting the water pipes. 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.



Plot 1 - Offers over £120,000
 Plot 2 - Offers over £90,000

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.

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

Offers Over £120,000

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.

