

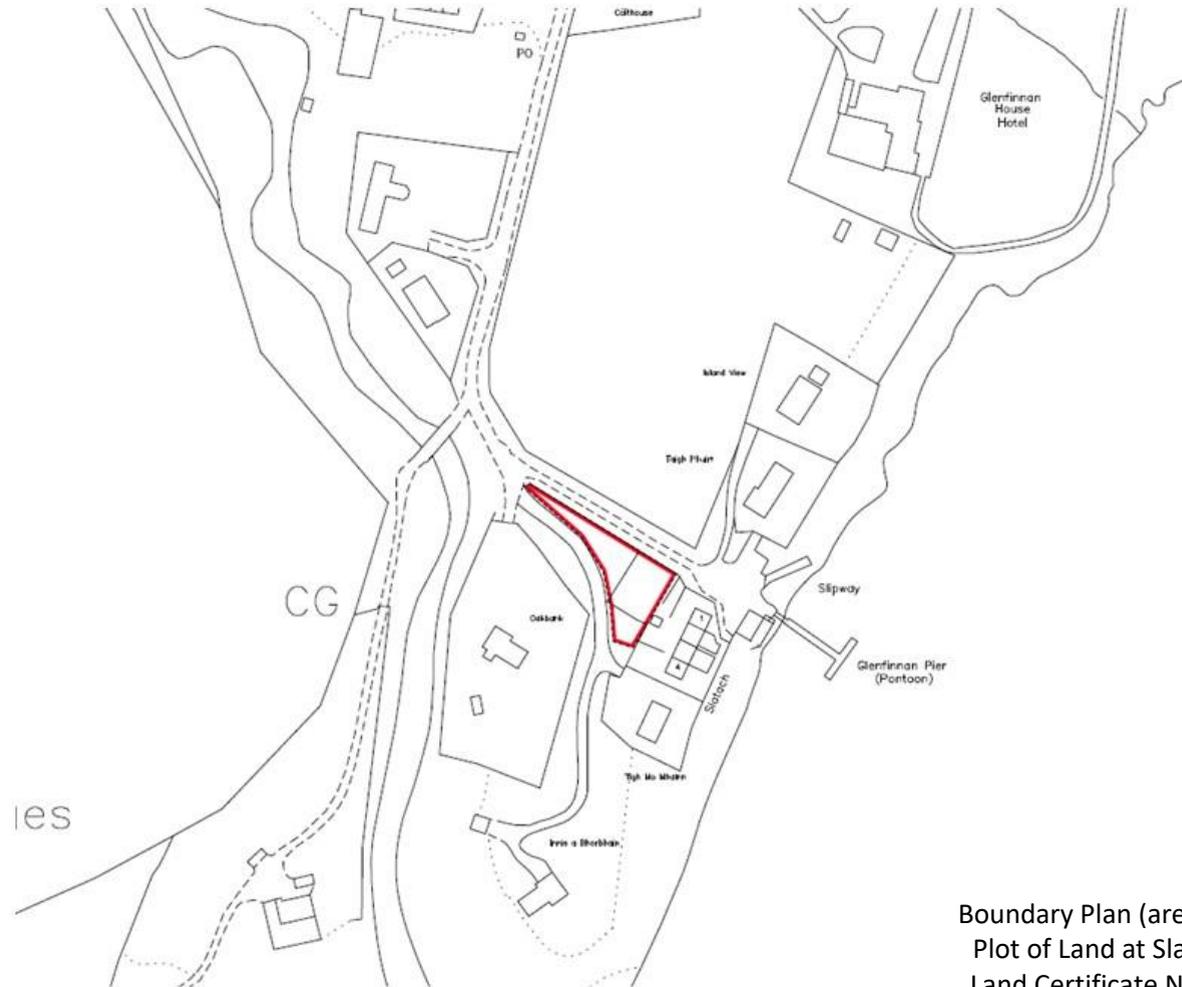


Plot of Land 40m West of at 1 Slatach

Glenfinnan, PH37 4LT

Guide Price £55,000

Fiuran
PROPERTY



Boundary Plan (area bounded in red)
Plot of Land at Slatach, Glenfinnan
Land Certificate Number INV26725

Plot of Land 40m West of 1 Slatach

Glenfinnan, PH37 4LT

This very attractive Plot is situated in the picturesque village of Glenfinnan. With wonderful mountain views towards the Glenfinnan Viaduct and surrounding countryside. The subjects of sale present a rare opportunity to purchase a much sought-after plot, extending to approximately 0.2 acres (0.0809371 ha). This plot is brought to the market without planning permission.





The smart way to buy & sell property in and around Fort William

LOCATION

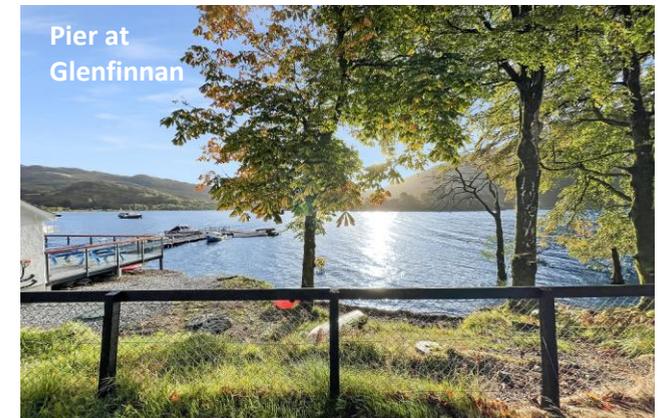
Glenfinnan is a rural village in the west coast of Scotland, surrounded by some of the most breathtaking scenery. Steeped in history, most famously known for the Jacobite rising which began here in 1745 when Prince Charles Edward Stuart raised his standard on the shores of Loch Shiel. Thereafter the 18m Glenfinnan Monument, based at the head of the loch was erected to commemorate this event. It is also the home ground of the famous Glenfinnan viaduct. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round.

DESCRIPTION

The site is approx. 0.2 acres (0.0809371ha) and sits in a much sought after position with fine, open mountain views and is within walking distance of the famous Glenfinnan Monument and the Glenfinnan Viaduct. The site offers the successful purchaser scope to live a rural lifestyle without feeling isolated.

PLANNING PERMISSION

This plot is being sold **without** planning permission.



GENERAL INFORMATION

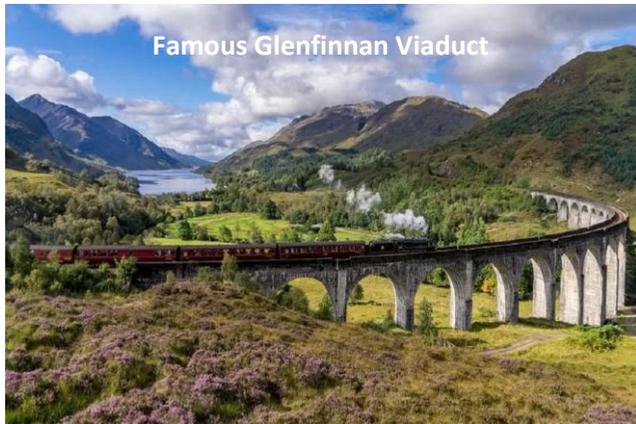
Services: None

Local Authority: Highland Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



DIRECTIONS

From Fort William take the A82 North, at the Lochybridge roundabout, take the first exit onto the A830 "Road to the Isles." Glenfinnan is situated 17 miles from Fort William. At Glenfinnan Village turn left where sign posted for Slatach heading along the road passing the Glenfinnan House Hotel Continue ahead bearing left at the fork in the road. Continue ahead towards the pier, the plot is on the right-hand side.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

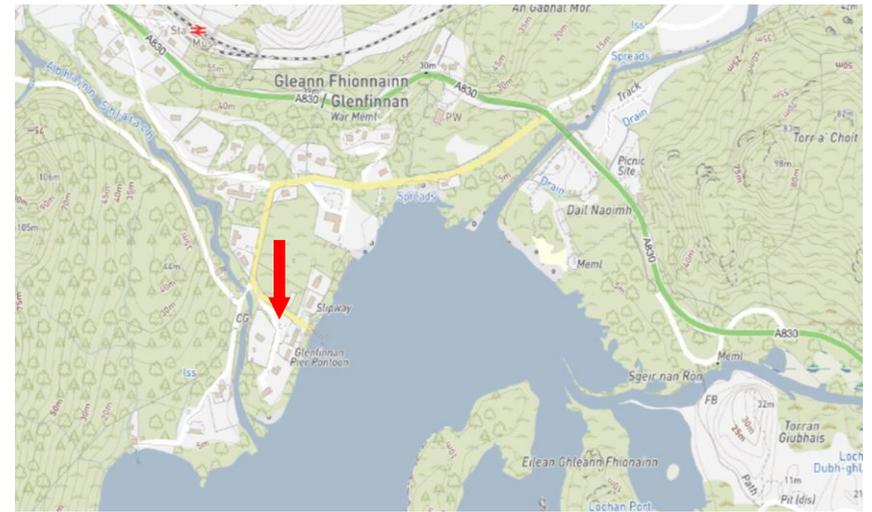
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

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Nearby Glenfinnan Peir & Loch Shiel
with views towards
The Glenfinnan Monument

