

The Ord, Gorstan Of Garve

IV23 2PY



An opportunity to purchase an owner occupied, bare land croft that extends to approximately 14.3 hectares (35.3 acres) on the outskirts of the village of Garve.

OFFERS OVER £95,000

HSPC Reference: 58279

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com

PROPERTY

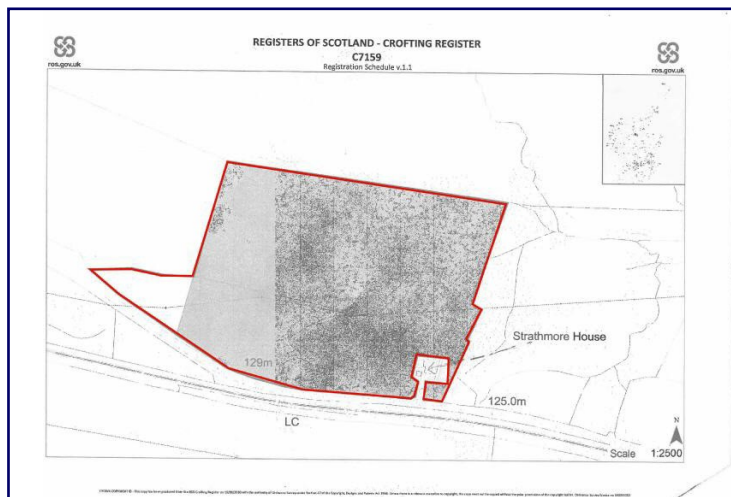
This bare land, owner occupied croft, outlined in red on the plan, is located on the outskirts the village of Garve approximately one mile west along the A832. It extends to approximately 14.3 hectares (35.3 acres) is predominantly rough grazing but has an area of woodland that was planted approximately 30 years ago. Potential purchasers should be aware that the Forestry Commission have right of access over a section of the croft on which a turning track has been constructed.

LOCATION

The land is located near the village of Garve. Garve is surrounded by beautiful scenery with access to hill and forestry walks and there is an 18-hole golf course in nearby Strathpeffer. Garve also has a hotel and a primary school. The market town of Dingwall approx. 14 miles away has a number of local amenities including a train station, secondary education, High Street shops, cafés, a museum, supermarket shopping, a Leisure & Community Centre with library, banks, a Post Office, two medical practices and a Hydrotherapy Pool. The Highland Capital of Inverness approximately 27 miles away can also be reached via the local station and offers a comprehensive range of amenities including Eastgate Shopping Centre, High Street shopping, hotels, cafés, bars, restaurants and train and bus stations.

DIRECTIONS

From Inverness travel towards Ullapool. After Garve turn left onto the A832 towards Gairloch and the croft can be found approximately 1 mile distant on the right hand side.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.