



Innes & Mackay
Solicitors and Estate Agents

REDUCED – FIXED PRICE



PLOT 2, BALCHRAGGAN, ABRIACHAN, INVERNESS-SHIRE, IV3 8LB

A fantastic opportunity for anyone looking to purchase approximately a four acre site with stunning and uninterrupted views across the world famous Loch Ness and surrounding hillsides. The plot has Planning Permission agreed in principal for a domestic dwelling house and only by viewing the site, can one appreciate its potential, location and views of this very desirable plot.

FIXED PRICE £175,000

HSPC REF. NO. 51305

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
TEL: (01463) 251200 FAX: (01463) 243091
E.MAIL: property@innesmackay.com WEB: www.innesmackay.com

SPC SCOTLAND
spcscotland.co.uk 





LOCATION

Abriachan nestles on the hillside overlooking Loch Ness, approximately ten miles from Inverness and five miles from Drumnadrochit, making it within easy commuting distance of the city whilst enjoying a rural location. The hamlet is a scattered community of approximately one hundred and fifty people and although there is no village centre as such, facilities and amenities are close by in the city of Inverness which boasts a couple of fabulous Golf Courses, highly recommended restaurants, hotels and of course a superb choice of shops. Air links to the south are provided by the Inverness Airport located about 8 miles east of the city at Dalcross.

GENERAL

Access to the plot is via a shared single track road leading to Chragganside. From there, access to the site is along the wooden boundary fence. There will be a five metre gap between here and the boundary of the property below and construction of the road will be that of the purchaser of the plot. The boundaries of the plot are designated with fencing and as per the attached plan.

SERVICES

Water, electricity and telephone services to the site are close by but are not on site. Approval will have to be obtained for the installation of septic tank and soakaway.

PLANNING REFERENCE NUMBER

14/01777/PIP

ENTRY

Early entry is available

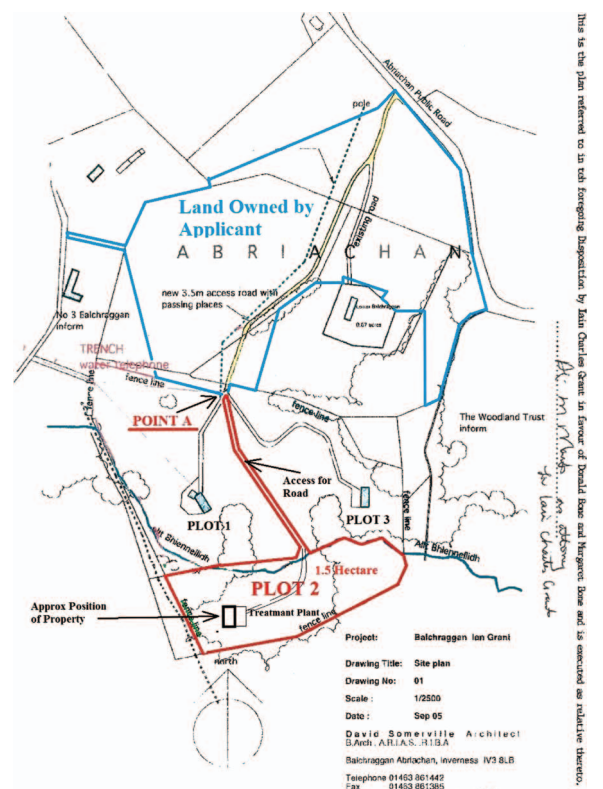
VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200

DIRECTIONS

On leaving Inverness on the A82, proceed down Loch Ness side and look for

the turning area with the signpost to Abriachan and a bus stop on the opposite side of the road. Head up the single track road for approximately 0.7 miles and on the left hand side there is a sign with three houses names on. Take this single track road and veer right at the fork and the plot can be accessed on foot along the boundary fence.



These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.