

# Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS



## LOCATION

**PLOT AT BRED AIG, KILTARLITY IV4 7JP**

## DESCRIPTION

A unique opportunity to purchase a stunning site extending to 0.21 Ha (0.51 acres) with planning permission in principle for a single dwelling with detached garage.

Elevated position with panoramic views across surrounding countryside towards the Beaully Firth.

## PRICE

**Offers over £95,000**

## HSPC REF NO

55166

## VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF  
Tel: (01463) 723500 • Fax: (01463) 230743  
Email: [email@macandrewjenkins.co.uk](mailto:email@macandrewjenkins.co.uk)

## LOCATION

This site is set in a tranquil location amongst some stunning scenery on the outskirts of the Highland village of Kiltarlity. Being elevated, the site has particularly breathtaking, panoramic views to the south and east.

The countryside around Kiltarlity is known for its beauty, diversity and opportunity for sport and recreation. Water sports can be tried on many lochs and along the beautiful coastline of the Beaulie Firth while the varied countryside offers opportunities for walking, cycling, bird watching, fishing, shooting, golf and climbing.

The village of Kiltarlity offers a good range of local amenities including a village shop and post office, bar and excellent primary school. High schooling is provided at Charleston Academy in Inverness. Further shops and services can be found nearby in the picturesque town of Beaulie, including several very popular gift shops and cafes. Inverness, the Capital of the Highlands, is within 30 minutes drive and offers an excellent range of facilities. Renowned for its traditional culture and warmth of hospitality the services include Eden Court Theatre, High Street retail chains, further education and an abundance of top quality restaurants. Transport links are also excellent to all areas of the Highlands and Inverness' railway and airport provides excellent national and international links.

## DIRECTIONS

From Inverness take the A862 towards Beaulie for approximately 10 miles. Turn left onto the A833 signposted for Drumadrochit. At Brockies Bar turn right towards Kiltarlity village continue along this road for 1.4 miles, passing through the village until the road bends sharply to the left. Follow this road, signposted Culburnie, Eskadale & Struy for 1.3 miles. At the next junction at Hughton take the right turn towards Fanellan/Beaulie. The site is located 0.3 miles along this road on the right hand side, identified by our for sale sign.

## ACCESS

The plot lies adjacent to the access road.

## SERVICES

We understand that mains water runs along the edge of the site, parallel to the main road. A quote for electricity connection is available. No provision has been made for a septic tank.

## PLANNING PERMISSION

Planning permission in principle has been granted. Further details can be obtained from the selling agents or from the Highland Council website – Planning Reference: 17/01528/PIP.

## ENTRY

By mutual agreement.

## VIEWING

Telephone the selling agents on 01463 723500

## REFERENCE

JLW/SAB

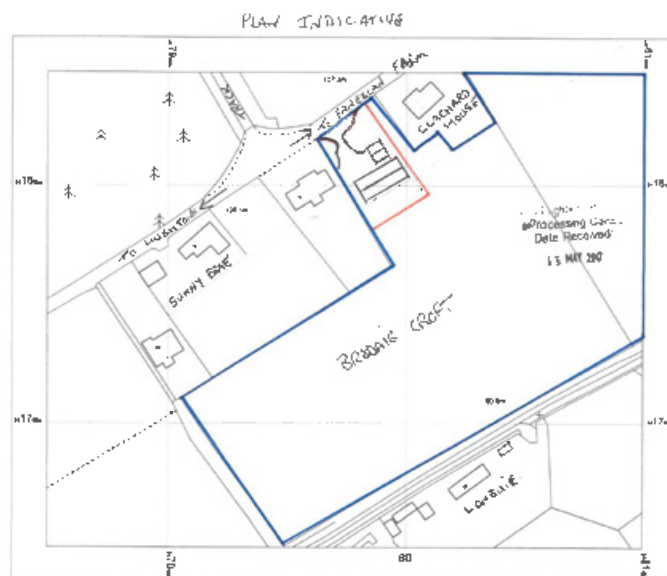
## PRICE

Offers over £95,000

## OFFERS

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S., 5 Drummond Street, Inverness for the attention of Mr Jonathan Wotherspoon. A closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.



The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (eg oven, central heating system etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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