



**Building Plot at 27 Melvaig, Gairloch, IV21 2EA**



Building Plot extending to 0.72 acres in a beautiful rural area with planning in principle for the erection of a dwelling house. The land has been de-crofted and from its elevated position enjoys wonderful views across croft land over the Minch to the Isle of Skye and the Outer Hebrides.



**Offers Around £65,000**

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Melvaig is a beautiful rural coastal area of scattered houses and croft land which is 9½ miles from the village of Gairloch which has a number of local amenities including a Post Office, bank, a variety of shops, doctors' surgery, filling station, restaurants, leisure centre and library. There is a daily bus service to Inverness. Both Primary and secondary schooling are available in the village along with a nursery. A short detour off the famous North Coast 500 route. Aultgrishan, Gairloch and the surrounding areas are renowned for their natural beauty and white sandy beaches, there are a wide range of leisure pursuits on your doorstep such as hill walking, bird watching, kayaking, cycling, whale and seal watching, walking and sea or freshwater fishing, a little further along the coastal road takes you to the Rua Reidh Lighthouse.

The site is in an elevated position and enjoys stunning panoramic views across the Minch to The Isle of Skye and the Outer Hebrides.

Directions: Travelling west on the A835, turn left onto the A832 just after Garve. Continue along this route until you reach Gairloch, turn left just after McColl's shop onto the B8021, the site is approx. 9½ miles along this road. There is a parking bay on the left, the site is beside the parking bay.

The plot is indicated on the plan on the right as the larger of the two red crosshatched areas.

There are services nearby.

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am & 5pm-11pm Saturday 8am -11pm & Sunday 8am-11pm

or Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)



Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

The mention of services does not imply that they are in full and efficient working order.