

**Land 100m NE of Myrtle Cottage
Whitebridge
IV2 6UR**



An opportunity to purchase land with planning in principle for two house plots located in a rural location by Whitebridge. Each plot extends to approx. 0.222 acres and is being sold partially serviced. Only by viewing can one fully appreciate the location and development potential on offer.

PRICE PER PLOT £75,000

HSPC Reference: 56096

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

LAND

Located in a rural setting by Whitebridge, this land has planning in principle for 2 house plots (One house per plot) and will appeal to a wide range of prospective purchasers including those looking to build a home or holiday retreat. The planning in principle states the building shall not exceed 1.5 storeys in height and should be generally rectangular in shape. The plots extend to approx. 0.222 acres per plot.

LOCATION

Whitebridge is a small village on the southwest side of Loch Ness approximately 25 miles from Inverness and eight miles from Fort Augustus. The area is renowned for its natural beauty, abundance of wildlife and is an area where many outdoor pursuits can be enjoyed. Local bar and restaurant amenities are available at Whitebridge Hotel. Younger children can attend Stratherrick Primary School in the neighbouring village of Gorthleck and there is a shop/post office and tea room, public house, nursery and doctors surgery all available in Foyers. Fort Augustus is located approximately 8 miles from Whitebridge and has a variety of restaurants, cafe's and tea rooms available. Inverness is approximately 25 miles away where a comprehensive range of shops, amenities and services can be found. Inverness Airport is approximately a further 6 miles to the East of Inverness.

DIRECTIONS

From Inverness take the B862 towards Dores. Stay on the road until Whitebridge. Pass through Whitebridge and turn left at signpost for Killin/Garragie. Follow this road and the plots are located on the right next to Myrtle Cottage.

SERVICES

Electricity and telephone services are on site. The owner has indicated that there is a borehole at Myrtle Cottage and they are happy to discuss use of this borehole.

PLANNING REFERENCE

11/01495/PIP

VIEWINGS

Potential purchasers are invited to visit the plot at their leisure.

EXTRAS

Additional land is available under separate negotiation.



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 resile on the grounds of an alleged mis-statement herein or in any advertisement.