



Innes & Mackay
Solicitors and Estate Agents

£15,000 BELOW VALUATION



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 Outline Planning Permission agreed in principal for the erection of a single storey or one and a half storey dwellinghouse. Only by viewing the site, can one appreciate its potential, location and views from this very desirable plot.

OFFERS AROUND £160,000

HSPC REF. NO. 56604

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
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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 side is along the wooden boundary fence. There will be a six 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 soak away.

PLANNING REFERENCE NUMBER

18/02058/PIP

ENTRY

Early entry is available

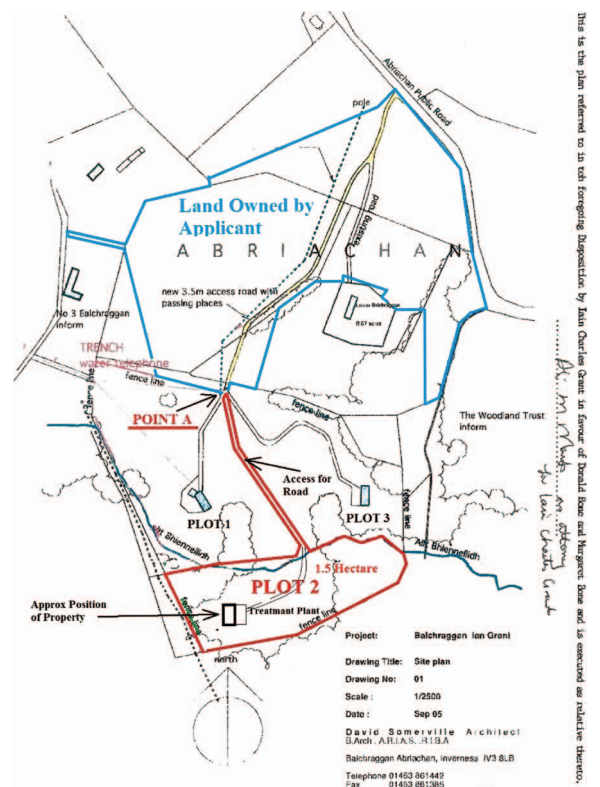
VIEWING

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.