



**Croftland at 23 Strath, GAIRLOCH, IV21 2DY**

**Offers Around £50,000**

**REF: 60972**





Offered for sale is approximately 1.384 ha (3.42 acres) of owner-occupied croft land at Croft 23 Strath, just on the outskirts of the West Coast of Scotland.

This purchase is ideal for someone looking to work croft land who already resides in, or intends to reside within the thriving Crofting community, as you are required to live within 32 km of your Croft land.

The Croft is registered on the Crofting Register and more information can be found here <https://www.crofts.ros.gov.uk/register/viewcroft?ID=C9317>

The Croft land is of a very good quality, ideal for grazing and enjoys views across Loch Gairloch to the hills in the distance.

The village of Gairloch offers an excellent range of facilities including supermarkets, hotels, restaurant, garage, Post Office, bank, health centre and small selection of retail outlets. The village also boasts a 9-hole golf course, horse riding, sports/leisure complex, community hall and stunning beach. Both primary and secondary education is available in Gairloch.

Inverness, the main business and commercial centre in the Highlands is approximately 74 miles away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

**Services**

N/A

**Access**

N/A

**Boundaries**

As per the attached plan.

**Post Code**

IV21 2DY

**Entry**

By mutual agreement

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

EC/JD/KENZ0302/7

**Price**

Offers Around £50,000

**Directions**

Travel West following the road signs for Gairloch. Mid way through the village, turn left sign posted Strath. Continue through the village eventually passing over a cattle grid and the land is the next field on your left.

If you are thinking of selling your property, we offer a FREE Valuation. Please call our Property Department on 01463 235559 for further details.





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[Croft Details](#) [Registered Parties](#) [Associated Common Grazing/Runrig](#) [Referenced Areas](#)

