MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

FRONT





REAR





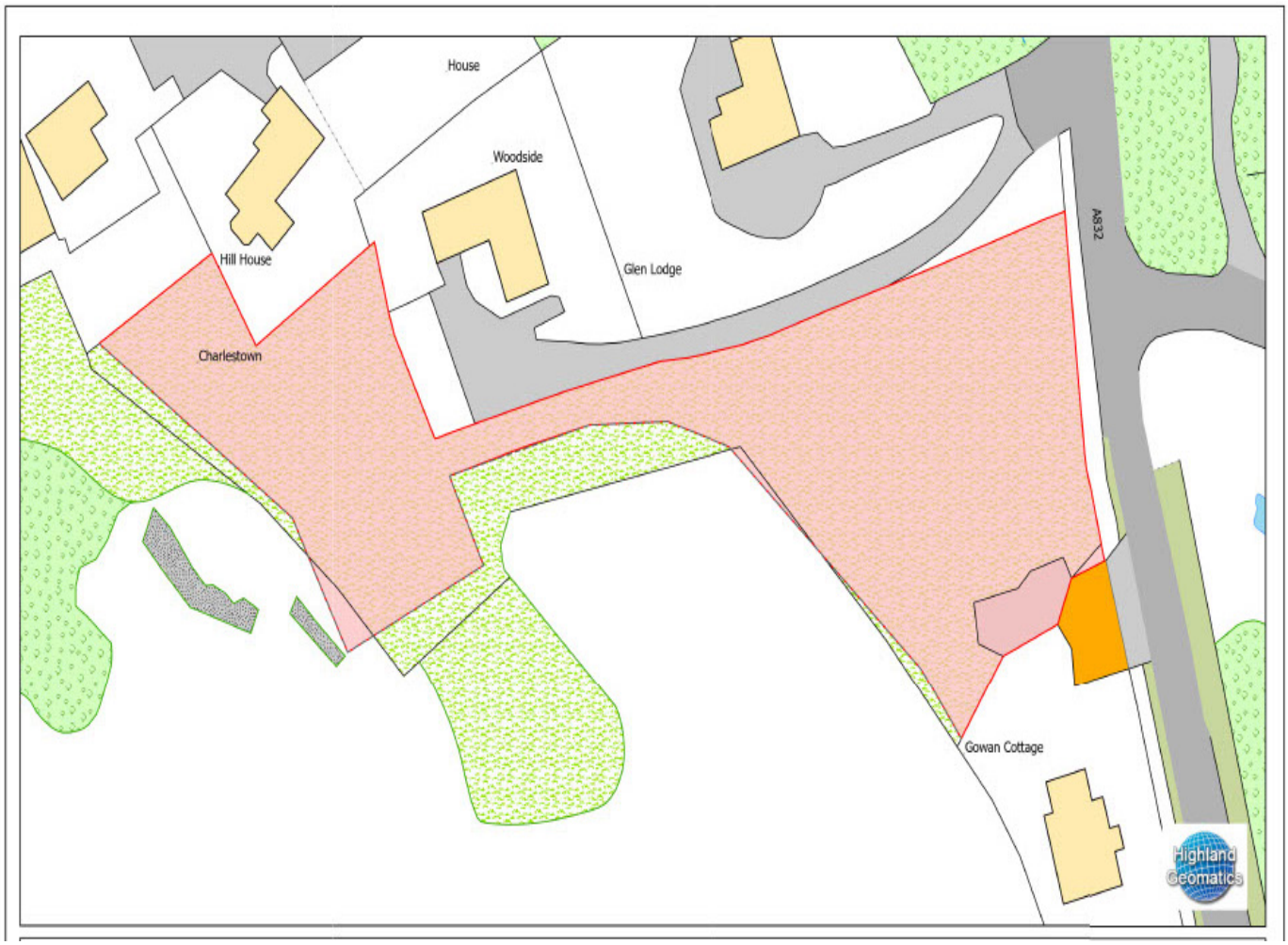
Plot North of Gowan Cottage
Gairloch
IV21 2AH

OFFERS OVER £100,000

The Property Shop, 20 Inglis Street, Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Plot Description

A fantastic opportunity to purchase a substantial plot of land located in a sought after position in the stunning village of Gairloch. The front facing area of land is located by the roadside and extends to approximately 0.47 acres. It has full detailed planning for the erection of a 1 ¾ storey dwelling and is being sold fully serviced with water, electricity, drainage and a BT line for fibre broadband all on site.The land located to the rear extends to 0.34 acres, and boasts views over Loch Gairloch and the surrounding area. Access to this part of the land is via a connecting strip which runs along Woodside, a neighbouring property. The boundaries are formed by iron fencing, and are surrounded by mature trees and woodland. A visit to the site is highly recommended to fully appreciate the location and the views that can be enjoyed.



Location

Gairloch is a village, civil parish and community on the shores of Loch Gairloch in Wester Ross, in the North-West Highlands of Scotland. Gairloch is well serviced by a range of shops and facilities including primary and secondary schooling, medical centre, bank, general store, petrol station, leisure and community centre, golf course, harbour and a selection of eating places. Gairloch is one of the principal villages on the North Coast 500 route, and is tourist destination in the summer months. The area is renowned for its scenic grandeur, as well as its beautiful beaches and nearby mountains. The city of Inverness is approximately 65 miles away and Ullapool is 57 miles.

Services

The front facing area of land is fully serviced with water, electricity, drainage and a BT line are all on site.

Planning Reference

04/01142/FULRC

Alternatively interested parties can contact the seller directly on 07521 095689/01445 712 388

Viewing

There is no requirement for interested parties to book a viewing and they are encouraged to view at their leisure.

Directions

As you enter the village of Gairloch, on the A832, passing the 40MPH sign, the plots can be found to your left, opposite the Gairloch Lodge Hotel sign.

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
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
SOLICITORS & ESTATE AGENTS

These particulars are believed to be correct but 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.