



**MUNRO & NOBLE**

SOLICITORS & ESTATE AGENTS



**Land off Caulfield Road North, Resaurie  
Inverness  
IV2 7NH**

**OFFERS IN THE REGION OF  
£55,000**

📍 The Property Shop, 20 Inglis Street,  
Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

### **Property Description**

A fantastic opportunity to purchase an elevated, de-crofted plot of land which extends to approximately 0.228 acres, that is located in the popular area of Resaurie, in the city of Inverness. The desirable plot currently has no planning in place and is being sold as un-serviced, although services are believed to be located nearby. The land would make a fantastic house plot, subject to gaining full planning. A visit to the site is highly recommended to fully appreciate the location and the partial views of the Moray Firth that can be enjoyed.



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## Location

Resaurie is residential location in the area of Inverness, approx. 4.5 miles from the city centre. There is a Spar shop a short walk away and various other shops and services including butcher, chemist, hairdresser, beautician, doctors surgery, bar/diner, food outlets and a church at nearby Culloden. Primary school and secondary schooling is nearby and there is a regular bus service to the city centre.

## Services

The plot is being sold as un-serviced, although services are believed to be nearby.

## Viewing

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

## Directions

Upon entering the area of Smithton, travel along Smithton Road and take the right exit on to Caulfield Road North before the road bends to the left. Continue along this road, and take the third exit. The plot is located on the left, slightly uphill.

**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.

