



MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS
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**Croft at 19 North Erradale
Gairloch
IV21 2DS**



An opportunity to purchase an owner occupied croft extending to approximately 4 acres (1.62 hectares) in the village of North Erradale approximately 6 miles from the village of Gairloch on the West Coast of Scotland.

OFFERS IN THE REGION OF £50,000

HSPC Reference: 55054

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



PROPERTY

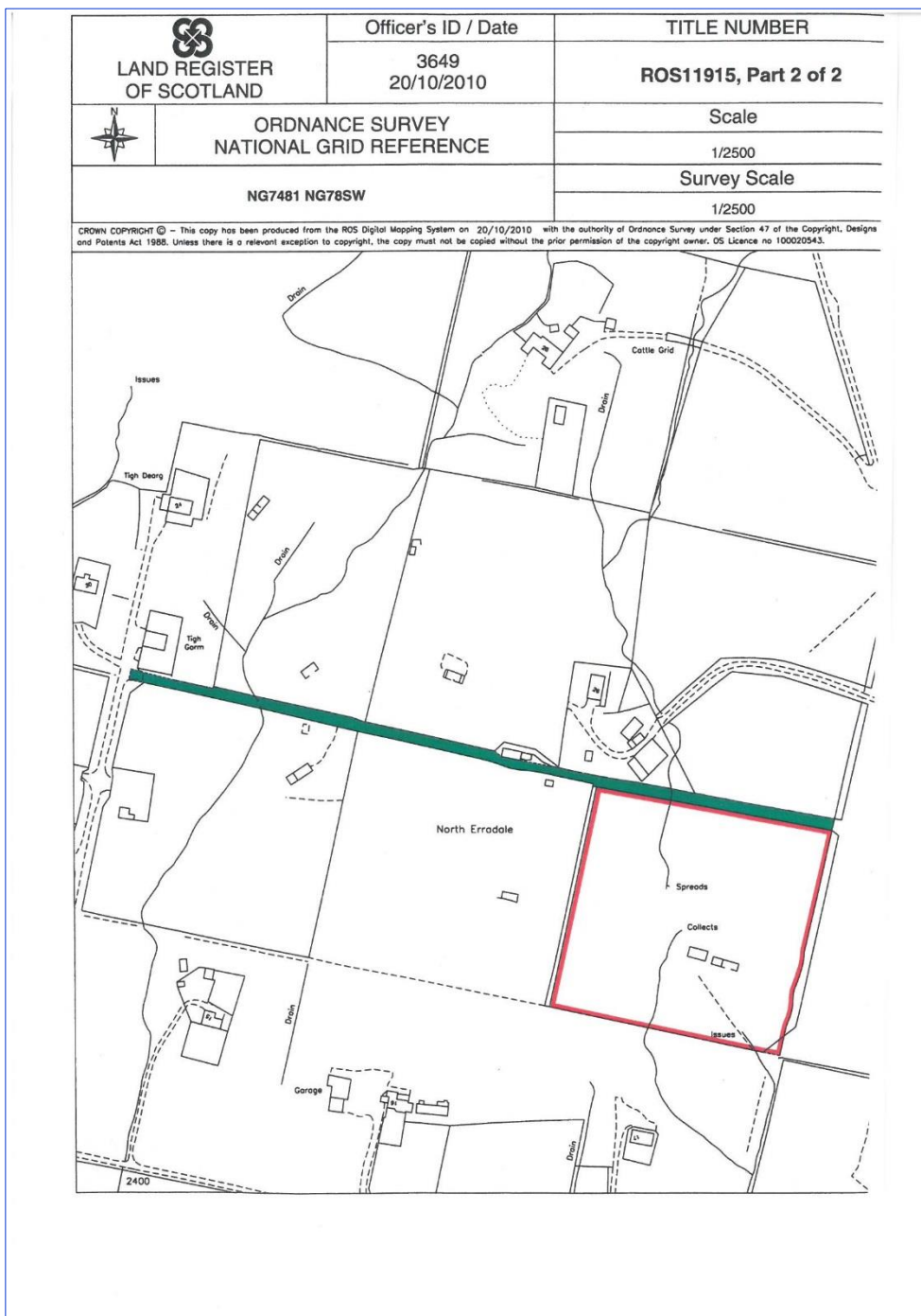
The owner occupied croft land that is for sale here extends to approximately 4 acres and is located within the village of North Erradale near Gairloch. The land outlined in red on the title plan has a right of access for vehicular and pedestrian purposes across the roadway tinted green on the plan. Being an owner occupied croft the land is subject to crofting tenure and further information regarding crofting can be gained by visiting the Crofting Commission website - www.crofting.scotland.gov.uk

SERVICES

The land is un-serviced although services are believed to be nearby.

VIEWING

Interested parties are invited to visit the land at their leisure, no appointments are necessary. Please be mindful of any livestock in and around the area.



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.

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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.