



## Plot A Land 100m NE of Myrtle Cottage, Whitebridge, IV2 6UR

An opportunity to purchase land with planning in principle for a house plot located in a rural location by Whitebridge. The plot extends to approximately 0.74 acres and is being sold partially serviced. Only by viewing can one fully appreciate the location and development potential on offer.



**FIXED PRICE £80,000**

HSPC Reference: 56096

 The Property Shop, 47 Church Street,  
Inverness

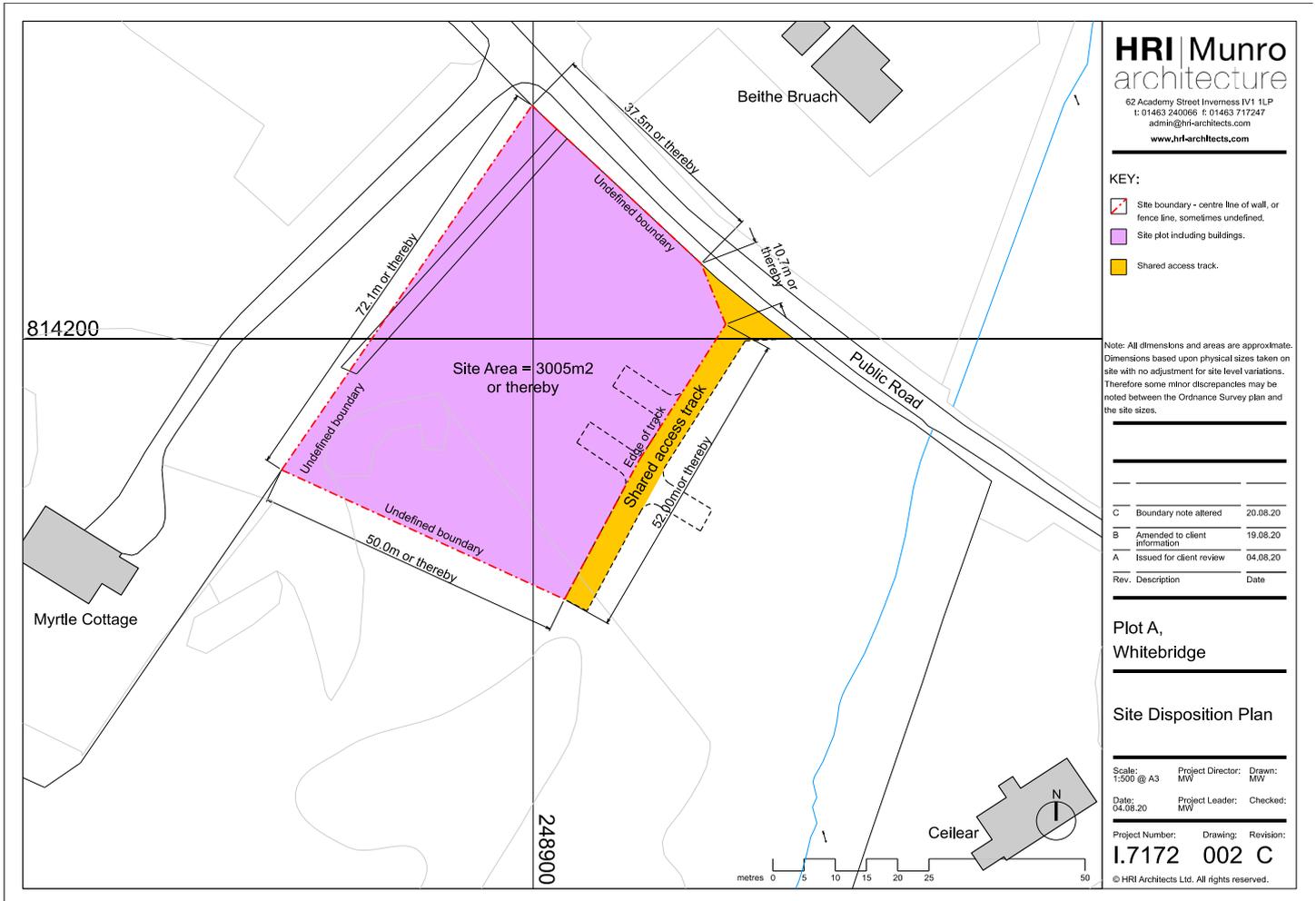
 [property@munronoble.com](mailto:property@munronoble.com)

 01463 22 55 33

 01463 22 51 65

## Location

Whitebridge is a small village on the southwest side of Loch Ness approximately 25 miles from Inverness and eight miles from Fort Augustus. The area is renowned for its natural beauty, abundance of wildlife and is an area where many outdoor pursuits can be enjoyed. Local bar and restaurant amenities are available at Whitebridge Hotel. Younger children can attend Stratherrick Primary School in the neighbouring village of Gorthleck and there is a shop/post office and tea room, public house, nursery and doctors surgery all available in Foyers. Fort Augustus is located approximately 8 miles from Whitebridge and has a variety of restaurants, cafe's and tea rooms available. Inverness is approximately 25 miles away where a comprehensive range of shops, amenities and services can be found. Inverness Airport is approximately a further 6 miles to the East of Inverness.



## Land

This land has planning in principle for a house plot and will appeal to a wide range of prospective purchasers including those looking to build a home or holiday retreat. The planning in principle states the building shall not exceed 1.5 storeys in height and should be generally rectangular in shape. The plot extends to approximately 0.74 acres.

## Services

Electricity and telephone. A private or shared borehole is an option and can be discussed further with the vendor upon visiting the site.

## Viewing

Strictly by appointment via Munro & Noble Property Shop -Telephone 01463 22 55 33.

## Planning Reference

11/01495/PIP

## Directions

From Inverness take the B862 towards Dores. Stay on the road until Whitebridge. Pass through Whitebridge and turn left at signpost for Killin/Garragie. Follow this road and the plots are located on the right next to Myrtle Cottage.

**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 IDR. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 IDR.

**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.



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 rely on the grounds of an alleged mis-statement herein or in any advertisement.