

# Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS

**REDUCED PRICE**



## LOCATION

**HOUSE SITE, LOWER CULTIE, GORTHLECK, INVERNESS  
IV2 6YP**

## DESCRIPTION

An attractive building plot in an elevated position in a rural location extending to approximately 0.43 acres with outline planning permission for a dwellinghouse. The plot is in very a scenic area of the Highlands within the hamlet of Gorthleck which lies approximately 17 miles from Inverness

## PRICE

**Fixed Price £75,000**

## HSPC REF NO

42228

## VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF  
Tel: (01463) 723500 • Fax: (01463) 230743  
Email: [email@macandrewjenkins.co.uk](mailto:email@macandrewjenkins.co.uk)



### LOCATION

As mentioned the site is situated in a rural location in amongst lochs, woodland and hills and is a paradise for those seeking the tranquillity of country life but only approximately a 17 mile drive from Inverness. The area offers a wide range of outdoor recreational and sporting activities including bird watching, hill walking, fishing and shooting. A primary school is located within Gorthleck and a bus service runs to Inverness. The Falls of Foyers lie about 4 miles away and the village of Foyers provides local amenities which include a medical practice, shop, tea room and post office.

The city of Inverness is the main business and commercial centre of the Highlands offering extensive shopping, leisure facilities and entertainment. Inverness is well catered for travelling, with the main line railway station providing connections to most major Scottish cities and also with direct services to London and other UK cities. Inverness also has an airport offering scheduled flights to a number of UK destinations and a small number of chartered flights to Europe.

### DIRECTIONS

From Inverness take the B862 south towards Dores. At Dores take the B862 up the brae and continue to Gorthleck. On entering the village continue past the school and the village hall then take first right. After approx 1 mile the site is located on the left hand side of the road identified by a Macandrew and Jenkins "For Sale" sign.

### OUTLINE PLANNING PERMISSION

Outline Planning Permission (reference number 10/01718/PIP) has been granted for the erection of a dwellinghouse and copies of the Planning Permission can be obtained from Macandrew and Jenkins.

### ACCESS

The plot lies adjacent to the public road.

### SERVICES

Mains water, electricity and telephone are located nearby.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (eg oven, central heating system etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

### DRAINAGE/SEPTIC TANK

The percolation test has been done and the purchaser will have to provide the septic tank.

### ENTRY

By mutual agreement

### VIEWING

Telephone the selling agents on 01463 723500 or the seller on 01456 486493 or 07919 936037.

### REFERENCE

BC/CM/M313.4

### PRICE

Fixed Price £75,000

### OFFERS

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S. 5 Drummond Street, Inverness. For the attention of Mrs Barbara Cheetham.

A Closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.



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