

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

House Site, Croftronan Building Plot, Boat of Garten



Detailed planning consent has been granted for one Three bedroom detached dwellinghouse situated within an attractive spacious Plot adjoining neighbouring farmlands and alongside a small development of privately Owned properties. It is in a secluded location between Boat of Garten and the neighbouring village of Nethybridge. We understand this attractive Site has the benefit of mains water on-site with electricity connection nearby and proposed drainage to a septic tank.

- 0.35 Acre / 1416.88 m² - House Site
- Detailed Planning Consent Granted
- One 3 bedroom private dwellinghouse
- Connections to all services nearby
- Slightly elevated site with superb views
- Prime residential location
- Close to RSPB nature reserve
- All boundaries clearly defined.

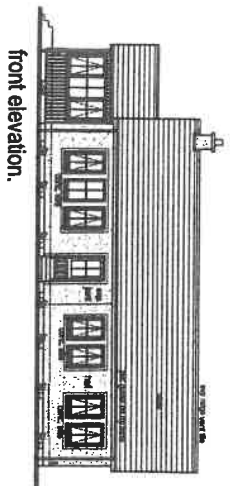
03

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

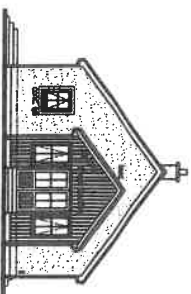
OFFERS OVER £175,000 ARE INVITED

sales@highlandpropertyservices.co.uk
www.highlandpropertyservices.co.uk

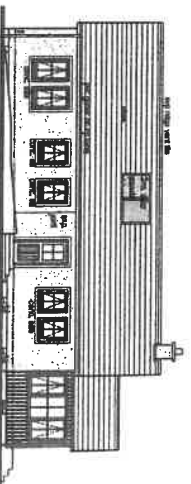
Front, side & rear elevation & internal layout – any images are not to scale and may only be used as an indicative guide of the dwelling House style that maybe suitable for this Site.



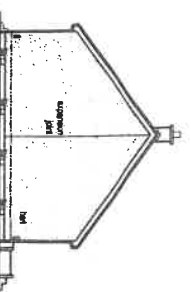
front elevation.



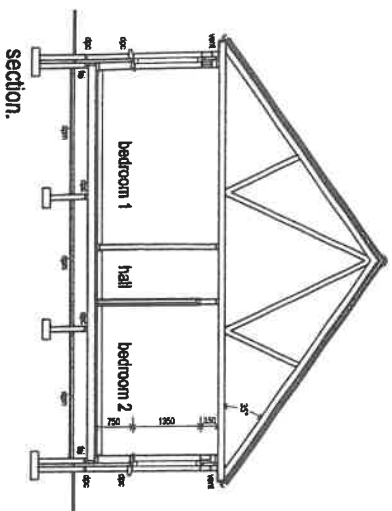
side elevation.



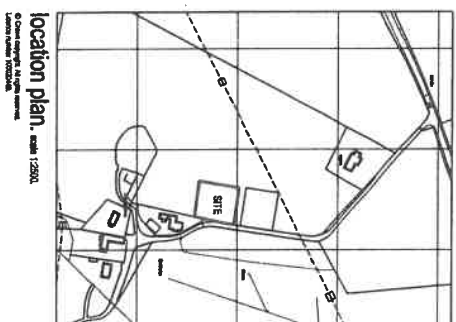
rear elevation.



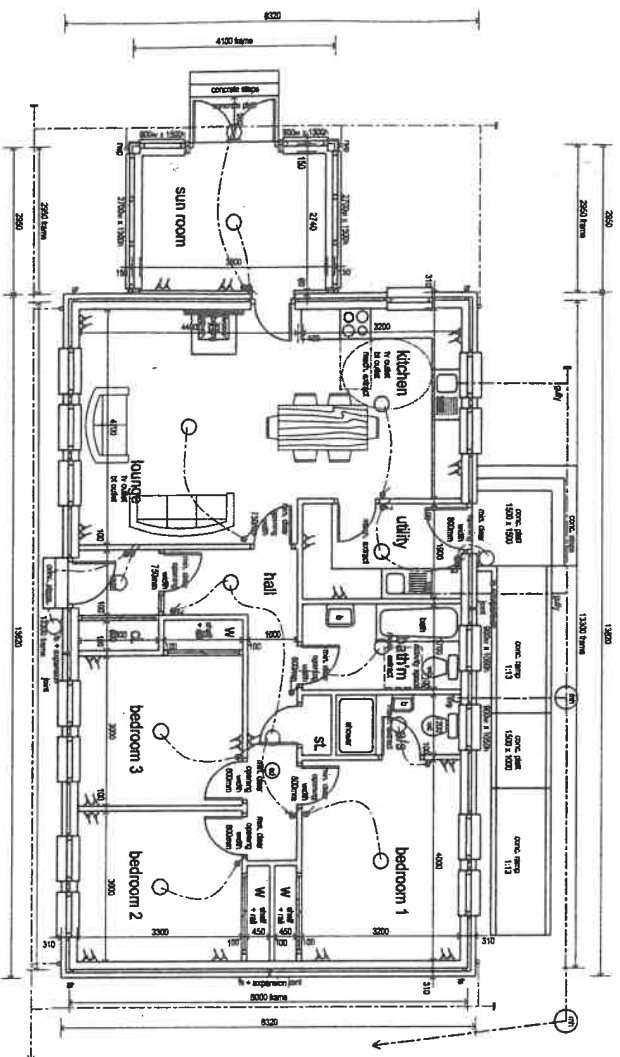
side elevation.



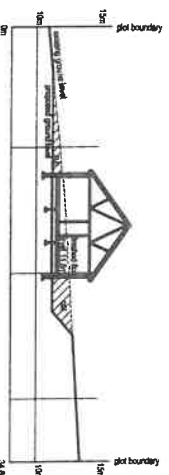
section.



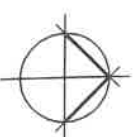
location plan. scale 1:2500.
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floor plan.



section thro' site A - A. scale 1:200



AW Laing Ltd
Architects & Building Consultants
110 High Street, Grantham-le-Spyre, PE33 9EL

CLIENT: Mr. and Mrs. Jones
PROJECT: New House
ADDRESS: 100 High Street, Grantham-le-Spyre, PE33 9EL
DATE: June 2013

SCALE: 1:200



VIEWING

This can be undertaken at any time during daylight hours provided interested parties have contacted H.P.S. and are in possession of these particulars.

SERVICES

We understand that mains water connection is available on Site with drainage to a proposed septic tank with electricity connection nearby.

We are advised that telephone & Broadband services are available from existing service providers who service nearby properties.

OFFERS

All offers should be in writing, submitted in Scots legal form only to: Highland Property Services.

Interest should be noted through a Scottish Solicitor and our Office will be pleased to arrange this service through our own in-house solicitor. We will be pleased to provide you with a competitive Quote for submitting an Offer for this building Plot.

Should a Closing date be set, we are only able to liaise with Clients whose solicitor has formally "Note Interest" on their behalf. It should be noted that the Seller will not be bound to accept the highest or any other Offer and they reserve the right to accept any offer at any time.

HIGHLAND PROPERTY SERVICES specialise in the sale, rental & leasing of a range of residential properties in rural and urban locations throughout the Cairngorms National Park. Should you wish to avail yourself of any of our services, please liaise with us through our Aviemore Office.

ENQUIRY

For further particulars regarding the Plot, please contact our Office in Aviemore.

Highland Property Services
Station Square, Grampian Road
Aviemore PH22 1PD

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 (e.g. 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.



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Monday - Friday 9.00 am - 5.00 pm