HOUSE SITE - MULLINGARROCH
BOAT OF GARTEN PH24 3BY

OFFERS OVER £160,00



In the much sought-after area of
STREET OF KINCARDINE, BOAT OF GARTEN PH24 3BY

Located on the B970 Nethybridge to Coylumbridge Road

Full planning for a
3-bedroom dwellinghouse.

Highland
PROPERTY SERVICES

- 0.2 Acre House Site in superb location
- Planning Consent 3-bedroom dwelling house
- Views to River Spey and Abernethy hills
- Shared Access to from B970 as shown on plan
- 1.5 Miles from sought after village of Boat of Garten



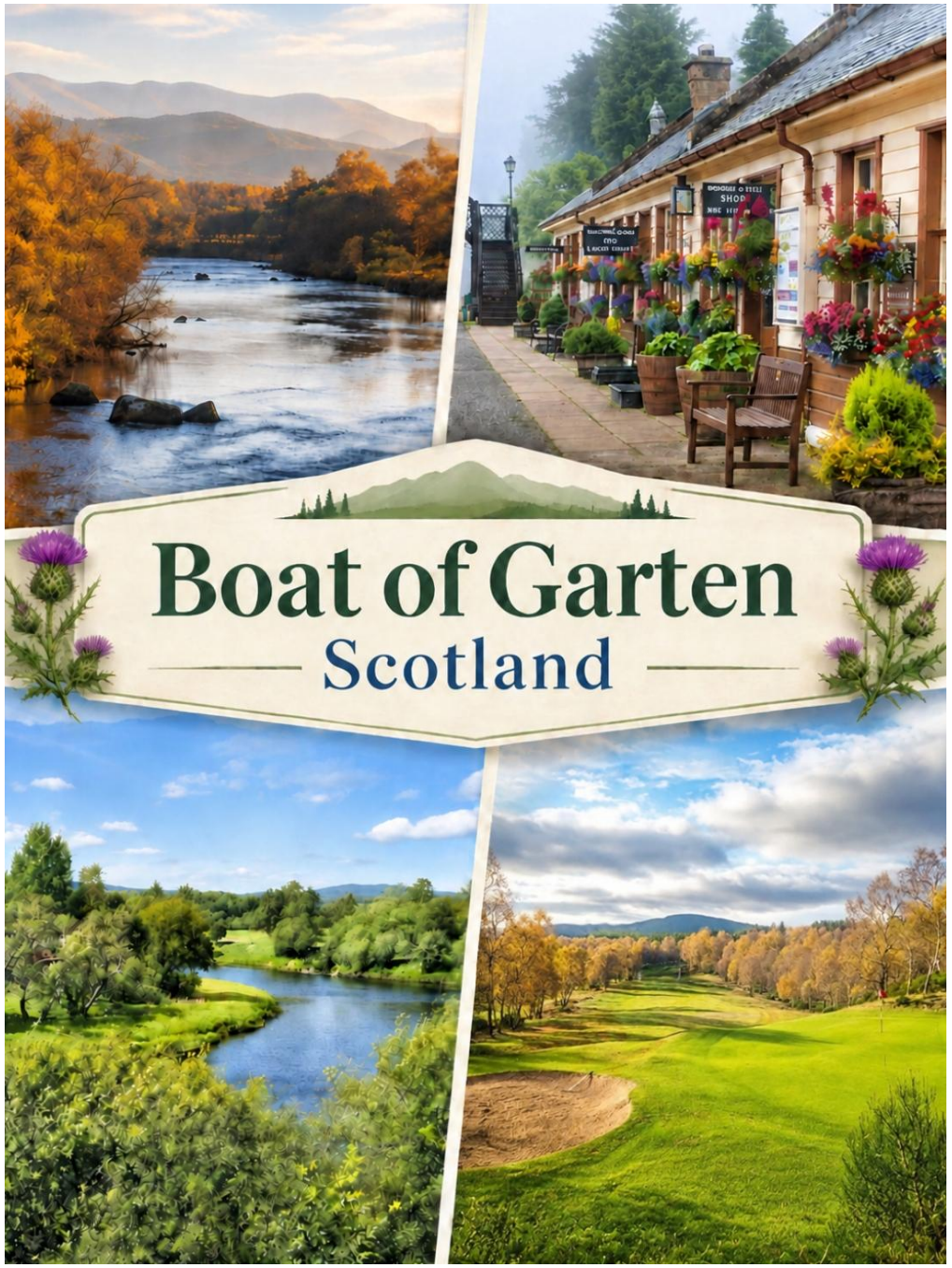


BOAT OF GARTEN

Boat of Garten is a popular and quiet village and is well located by the River Spey and within the Cairngorms National Park. Set amidst hills and native woodland with abundant wildlife, magnificent scenery this much sought village offers varied sporting and leisure activities with a renowned 18 hole golf course and salmon fishing on the River Spey. There are superb bird watching opportunities and varied woodland treks with a cycle track to Aviemore, pump track and scenic steam railway. The village has a particularly well stocked general shop, post office and primary school with education to secondary standard at Grantown on Spey. The A9 offers ease of access to the south and north with main line rail services from Aviemore and regular flights to London Airports from Inverness Airport. Distances from Boat of Garten: Aviemore 6 miles, Grantown on Spey 9 miles; Inverness 31 miles; Perth 86 miles; Edinburgh 126 miles.

DIRECTIONS

From Boat of Garten take the road past the golf course and over the River Spey to the junction with B970 Nethybridge to Coylumbridge Road. Turn right at T Junction and the site is 1 mile along on left hand side across from the River Spey

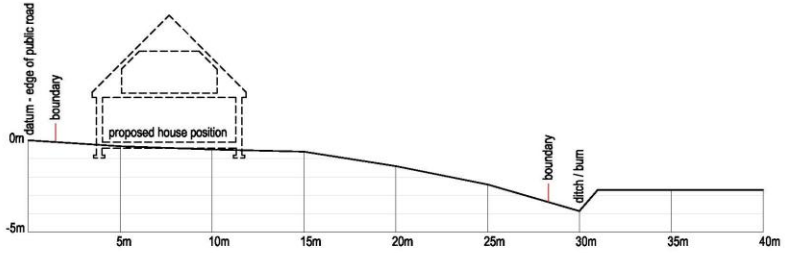


THE SITE

The site, outlined in red, extends to 0.2 Acres and benefits from full planning for a spacious and well-designed 3-bedroom house built over 2 floors and orientated to take advantage of the superb views on offer. Currently on the site is a garage for demolition.

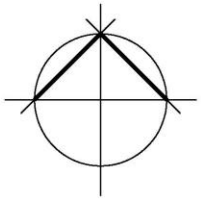
SITE PLAN – Planning reference 19/02146/FUL





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





AW Laing Ltd

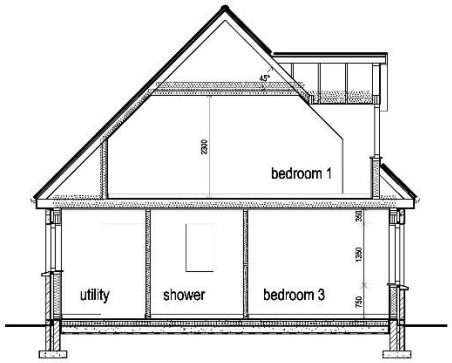
Joiners & Building contractors
Tel. (01479) 872818
Fax (01479) 873052
info@awlaing.co.uk
78 High Street, Grantown-on-Spey, PH26 3EL

CLIENT S. Smith.
PROJECT Proposed new house.
ADDRESS Land at Mullingarroch Cottage, Boat of Garten.
DRAWING Cross-section thro' site & site plan.
JOB NO. 1317. **DRG. NO.** 03.
SCALE 1:200, 1:250. **DATE** June 2019.

REVISION NO.

Written dimensions to be taken in all cases.
Any discrepancies to be reported to the Client/Architect as soon as possible.
Contractor to check all sizes on site

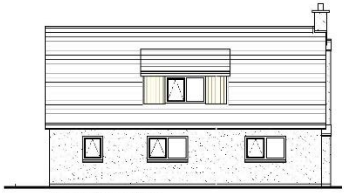
HOUSE PLAN



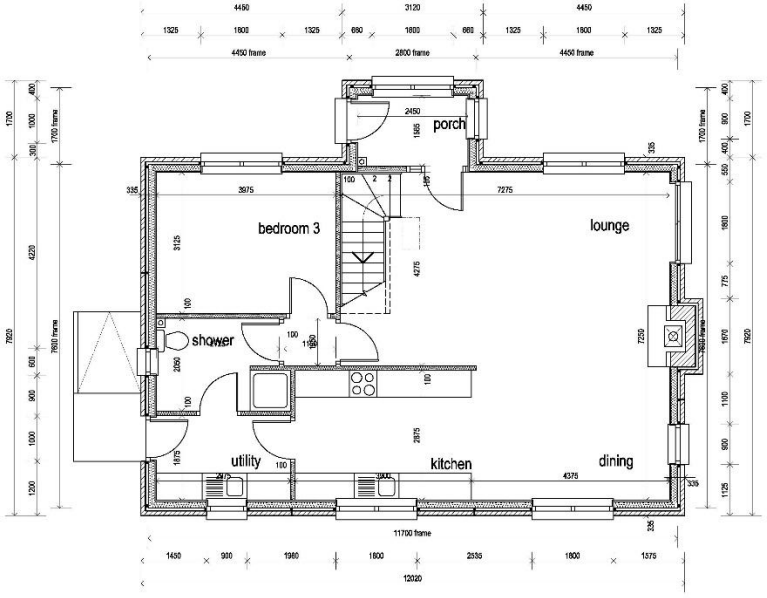
section.


front elevation.

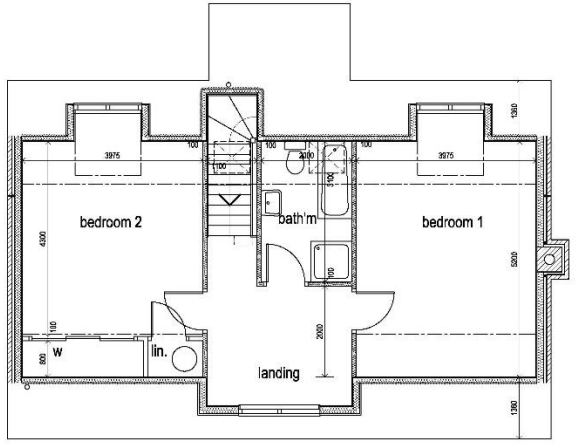

side elevation.


rear elevation.


side elevation.



ground floor plan.



first floor plan.

GROUND FLOOR AREA = 86.5m2
FIRST FLOOR AREA = 84m2

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CLIENT S. Smith.
PROJECT Proposed new house.
ADDRESS Land at Mullingarroch Cottage, Boat of Garten.
DRAWING Plans, section & elevations.
JOB NO. 1317. **DRG. NO.** 01D.
SCALE 1:50, 1:100. **DATE** April 2017.

REVISION NO.

'A' - Revised scheme.
'B' - Revised scheme.
'C' - Revisions to rear elevation.
'D' - Client's amendments.

Written dimensions to be taken in all cases.
Any discrepancies to be reported to the Client/Architect as soon as possible.
Contractor to check all sizes on site.
This drawing is copyright of AW Laing Ltd

SERVICES
Connections for mains water, electricity and fibre broadband all available adjacent to site. Drainage to private septic tank.

PRICE
Offers over £160,00.

VIEWING
All viewings are strictly by prior appointment and must be arranged through the selling agents. To arrange a viewing, please contact Sue Smith on 07957 770100. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

OFFERS
Offers should be in writing in the correct Scottish legal form to Highland Property Services. Should a closing date be set, we are only able to liaise with Clients who have instructed their Solicitor to Note Interest on their behalf. Our Office will be pleased to arrange for an experienced Scottish Solicitor to act for any purchaser.

ADVICE & PROPERTY MANAGEMENT
Our office can offer guidance and advice to any prospective purchaser with our partner Company -Highland Holiday Homes regarding their established Holiday Rental Services or Residential Letting options which include a comprehensive Property management service.

LOCATION



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

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Highland
PROPERTY SERVICES