

# Plot of Land (Ty Rhedyn)

FORT AUGUSTUS, PH32 4BW



*1 acre housing plot, fully serviced with electrics and water, completely levelled plot and detailed planning approved for a 2 bedroom detached bungalow*



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Fully serviced plot of around an acre in size. The plot has been fully levelled and the owners have gained detailed planning approval for the erection of a detached two-bedroom bungalow.

Planning reference - 22/00342/MSC

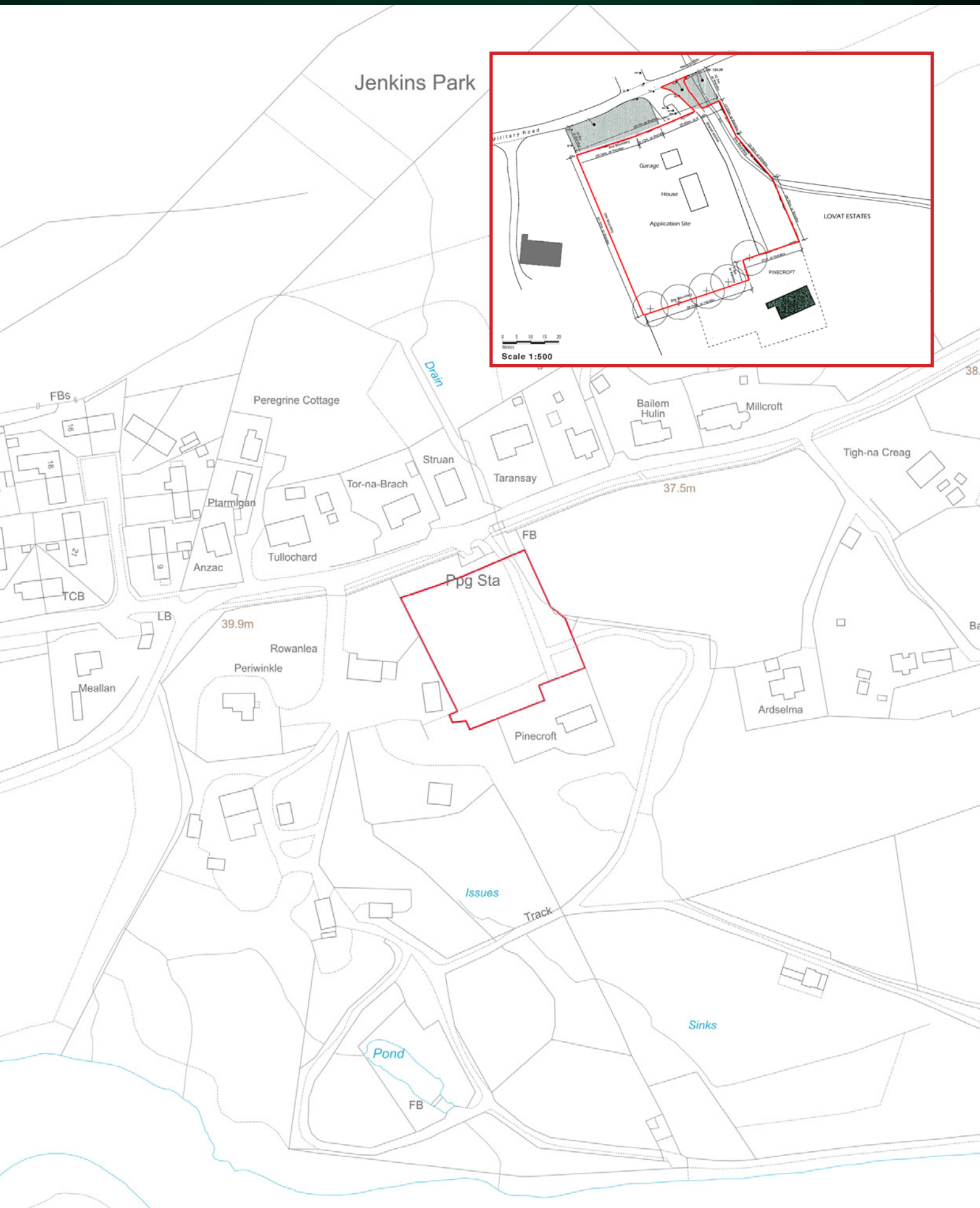
The pending house has been given the name Ty Rhedyn and postal address in readiness for being built.

# THE PLOT

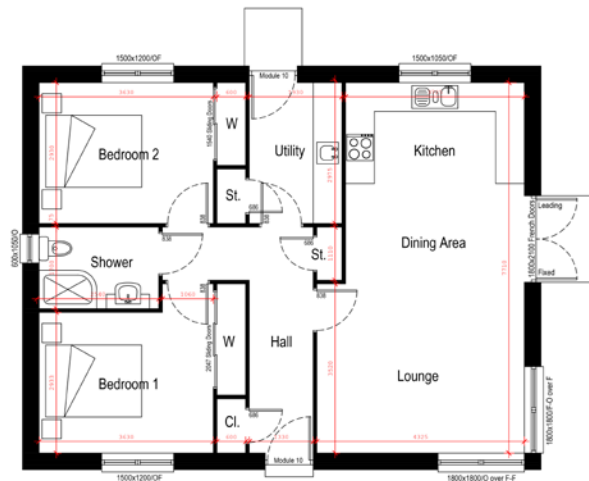
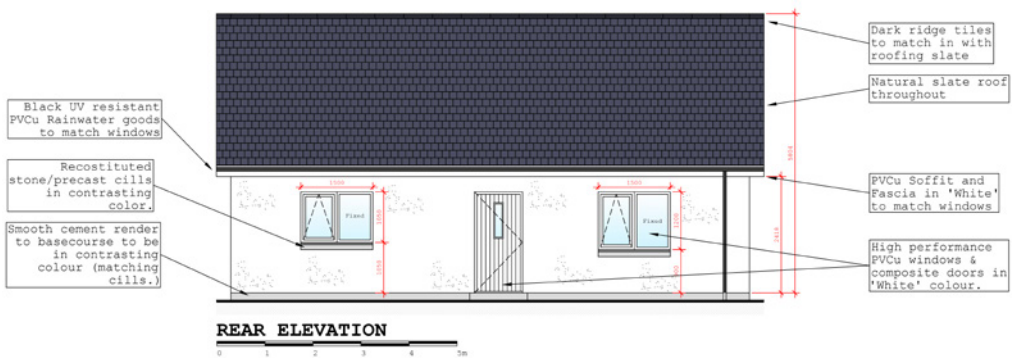
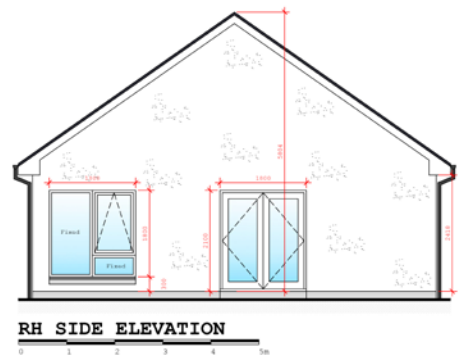
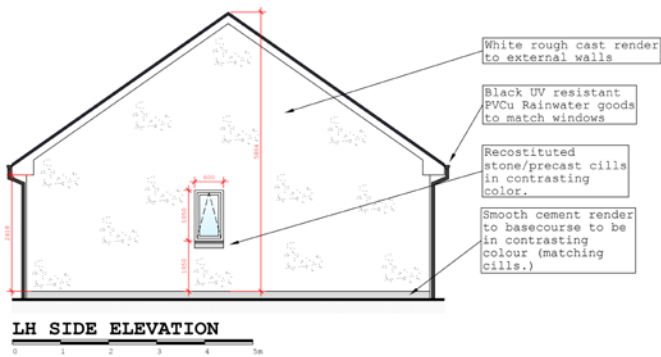
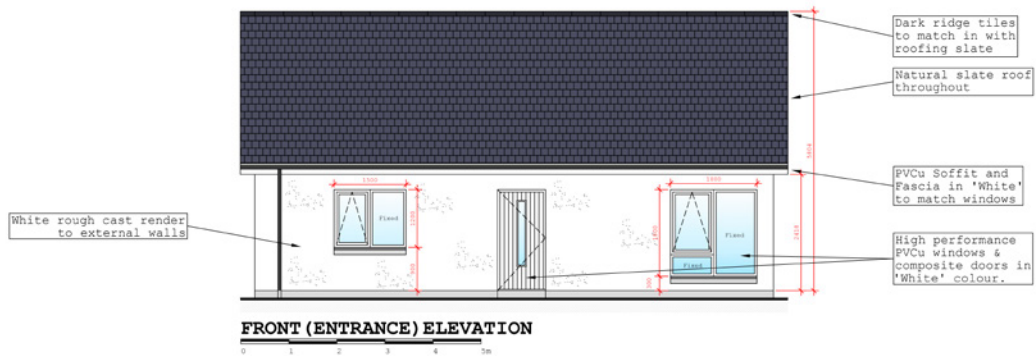




# THE SITE PLAN



# PLANS & ELEVATIONS



### GROUND FLOOR PLAN

Total Floor Area - 77.94m<sup>2</sup> (to plasterboard)  
Total Kit Area - 79.56m<sup>2</sup> (to structural kit)



# THE LOCATION

Fort Augustus is a busy tourist haven offering an array of welcoming cafes, hotels, restaurants and bars. The village also has a primary and secondary school and boasts a golf course widely renowned to be one of the most challenging 9-hole courses in Scotland.







The Caledonian Canal passes through the village with many boats, barges and yachts sailing through daily. With Inverness around 30 miles away, travel to and from your new home is never an issue given the excellent rail and airport links now available from the city with daily flights to and from London Gatwick. Fort William, the second largest town in The Highlands is widely regarded as the “Outdoor Capital of Europe”, is also conveniently situated 32 miles to the south where you can avail yourself of skiing at Aonach Mor, a meal at the world-renowned Inverlochy Castle, climbing the UK’s highest mountain Ben Nevis or take in the scenery of glorious Glencoe.



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