

Building Plot Off Caulfield Road North

RESAURIE, INVERNESS, HIGHLAND, IV2 7NH



*DESIGN YOUR DREAM
HIGHLAND HOME*



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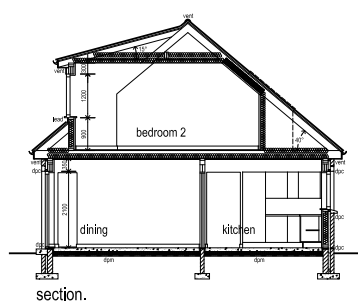
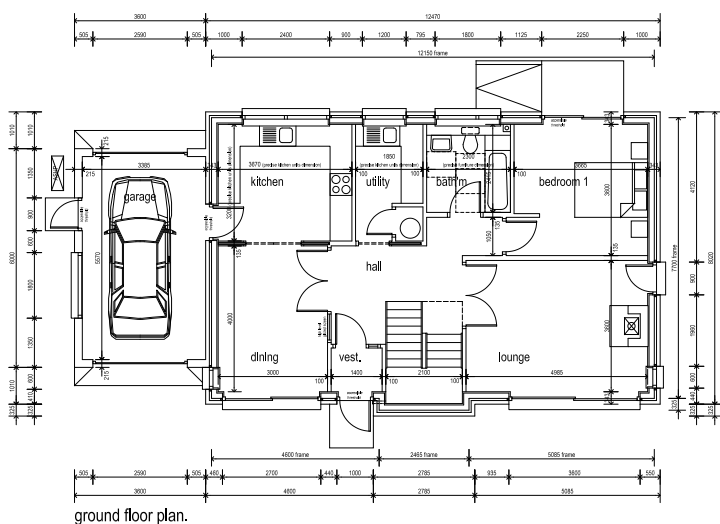
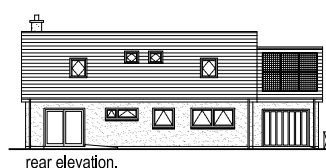
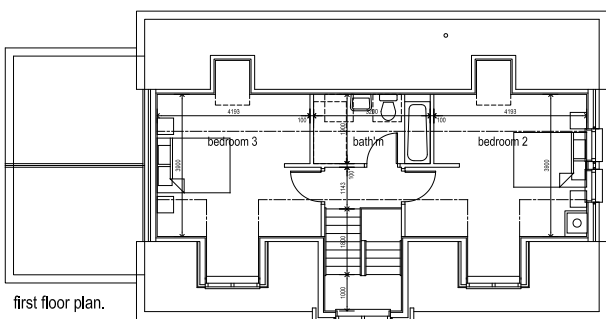




Introducing an exceptional opportunity to craft your dream Highland home on this delightful building plot of around 0.23 acre in size , complete with full planning permission for a stunning 3-bedroom, 2-reception house with an attached garage (reference 19/00625/MSC) and views across the the Firth.

The foundations are all set, eagerly awaiting the commencement of your house build. With mains water and mains sewer already installed, the groundwork has been thoughtfully prepared, saving you valuable time and effort. Imagine the thrill of designing your own custom Highland retreat, tailored to your exact specifications and desired finish. This plot offers the canvas to create a truly magnificent residence that complements the breathtaking surroundings. Under the current planning permission, the finished house will boast an impressive internal space of approximately 160 SQM. The layout encompasses three spacious bedrooms and two inviting reception rooms, providing ample space for family gatherings and relaxation.

Additionally, the attached garage offers both convenience and practicality for modern living. Seize this rare chance to bring your vision to life and embrace the allure of Highland living at its finest. Don't miss out on the opportunity to call this enchanting plot your home. Enquire now and let your Highland dream unfold.



EXTERNAL FINISHES:
 WALLS: Stone Hardie-tye clads.
 ROOF: Redwood Corrugated slate effect tiles.
 DOORS: UPVC Oakline Oak double glazed.
 WINDOWS: UPVC Oakline Oak double glazed.
 FLOORS & CLADDING: UPVC Oakline Oak.
 RAINWATER GOODS: Black UPVC.

GROUND FLOOR AREA = 87.1m²
 FIRST FLOOR AREA = 55.1m²
 GARAGE FLOOR AREA = 18.0m²





LAND REGISTER
OF SCOTLAND

Officer's ID / Date

2431
21/4/2020

TITLE NUMBER

INV47264



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

140m

NH7044 NH7045 NH74SW

Survey Scale

1/2500

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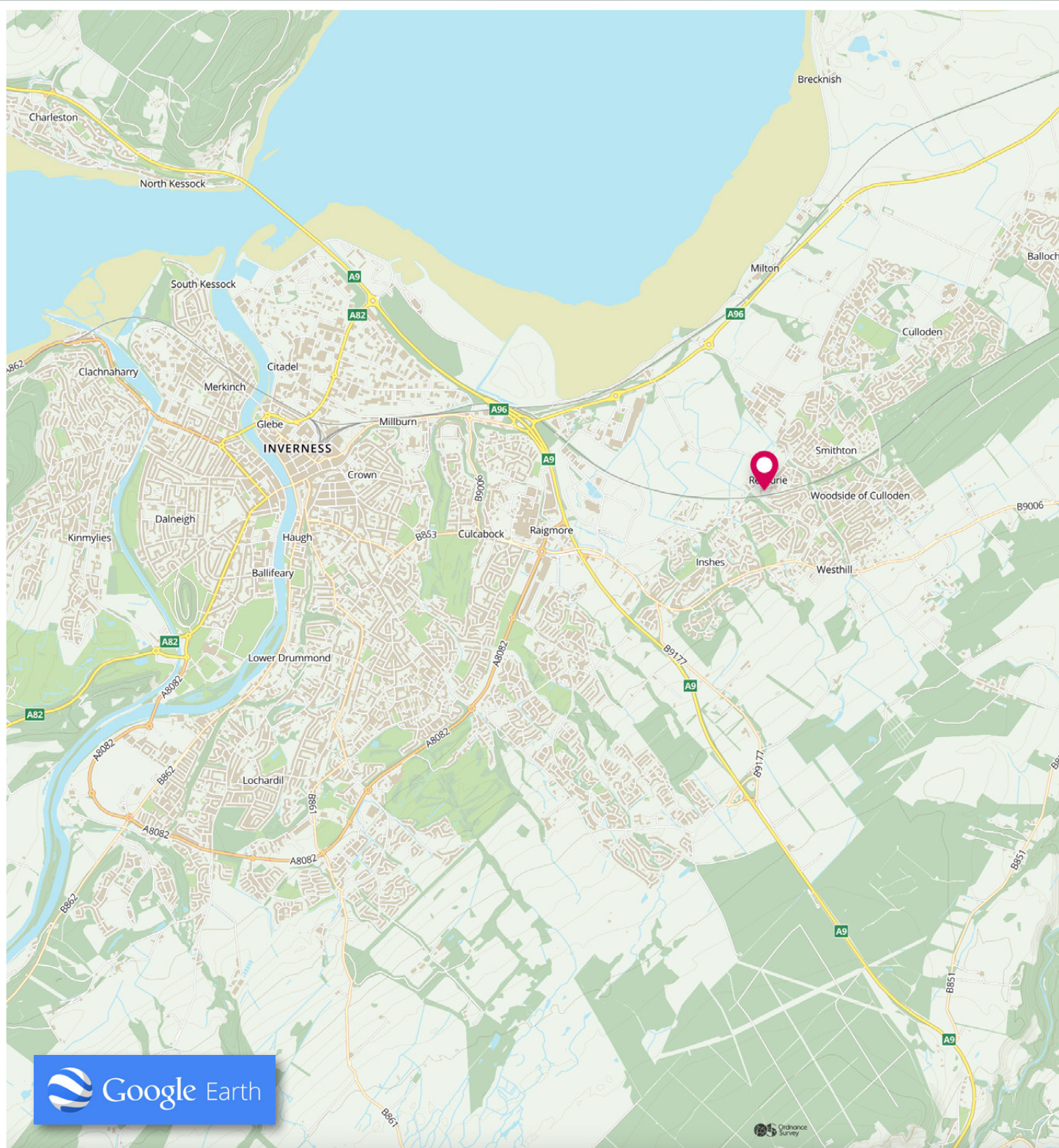




Welcome to the enchanting city of Inverness, a true gem in the Scottish Highlands. Boasting a perfect blend of urban convenience and breathtaking natural beauty, Inverness is a dream location for young families, those seeking spacious properties amidst stunning surroundings, and adventurous Highland explorers. As the unofficial capital of the Highlands, Inverness offers a safe and family-friendly environment with a low crime rate, making it an ideal haven for those with little ones. Experience the best of both worlds as you enjoy all the perks of city life while being surrounded by the captivating landscapes and wilderness of the Scottish Highlands, right at your doorstep.

Travel options are aplenty, making Inverness a highly desirable destination. The main railway station connects you to key cities like Edinburgh, Glasgow, Aberdeen, and has direct trains to London, including the famous overnight Caledonian Sleeper, ensuring effortless exploration within Scotland and beyond. Just a 20-minute drive eastward, Inverness Airport opens doors to scheduled flights across the UK, including major cities like London, Manchester, Belfast, and even the enchanting Scottish islands. For road travellers, the A9, A82, and A96 are your gateways to all the major Scottish destinations and beyond. Whether you're a commuter, an avid traveller, or a resident embarking on holidays, Inverness provides ample choices for your convenience.

The Location



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Part
Exchange
Available



Text and description
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Surveyor



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Designer

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