

Land 45m SW of Mains of Garten

BOAT OF GARTEN, INVERNESS-SHIRE, PH24 3BY



*NESTLED IN PROXIMITY TO THE MAJESTIC MOUNTAINS
AND HILLS OF THE CAIRNGORMS NATIONAL PARK*



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Presenting an exceptional prospect, McEwan Fraser Legal is thrilled to present this building plot and additional strip of land that totals around 0.435 acres. The land is in the tranquil hamlet of Mains of Garten, located 45m southwest of Boat of Garten at PH24 3BY. Embraced by the awe-inspiring scenery of The Cairngorms, this plot has previous planning permission in principle (18/04298/PIP) for the construction of a single house.

Situated in proximity to both primary and secondary schools, the plot ensures educational convenience. Additionally shopping centres and shops are easily accessible, enhancing the overall convenience and accessibility of the location.

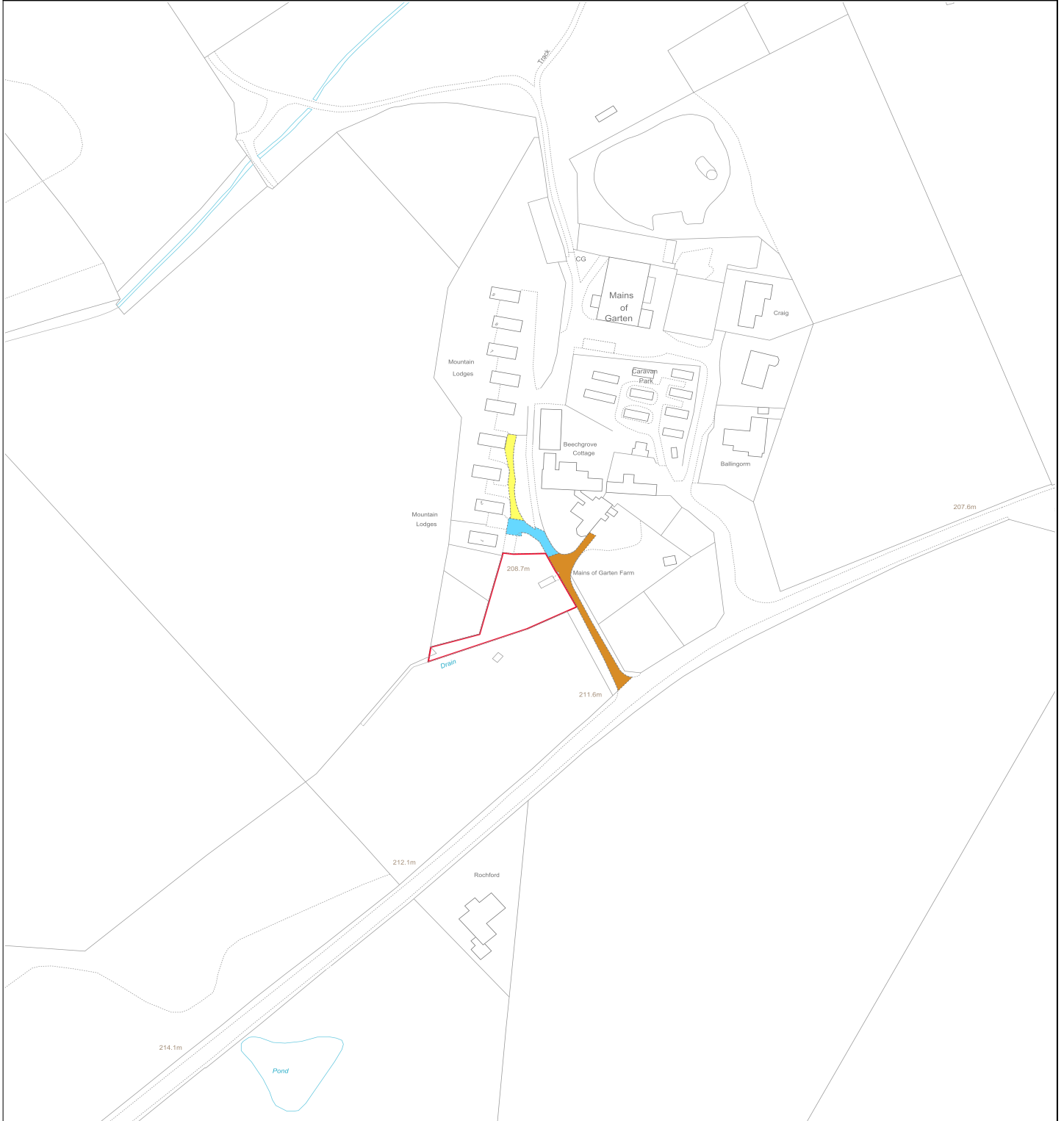
This generous plot offers a unique opportunity to craft a dream residence amidst the serenity of Mains of Garten. The previous planning permission in principle streamlines the process for realising your envisioned home. Immerse yourself in the beauty of the surrounding Cairngorms landscape, creating a perfect synergy between nature and modern living.

Don't miss the chance to be part of this picturesque community, where the allure of countryside living harmonises with the convenience of nearby educational and shopping facilities. Secure this prime parcel of land and embark on the journey of bringing your dream home to life.





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BRITISH NATIONAL GRID
EASTING/NORTHING

100m

296475, 819986

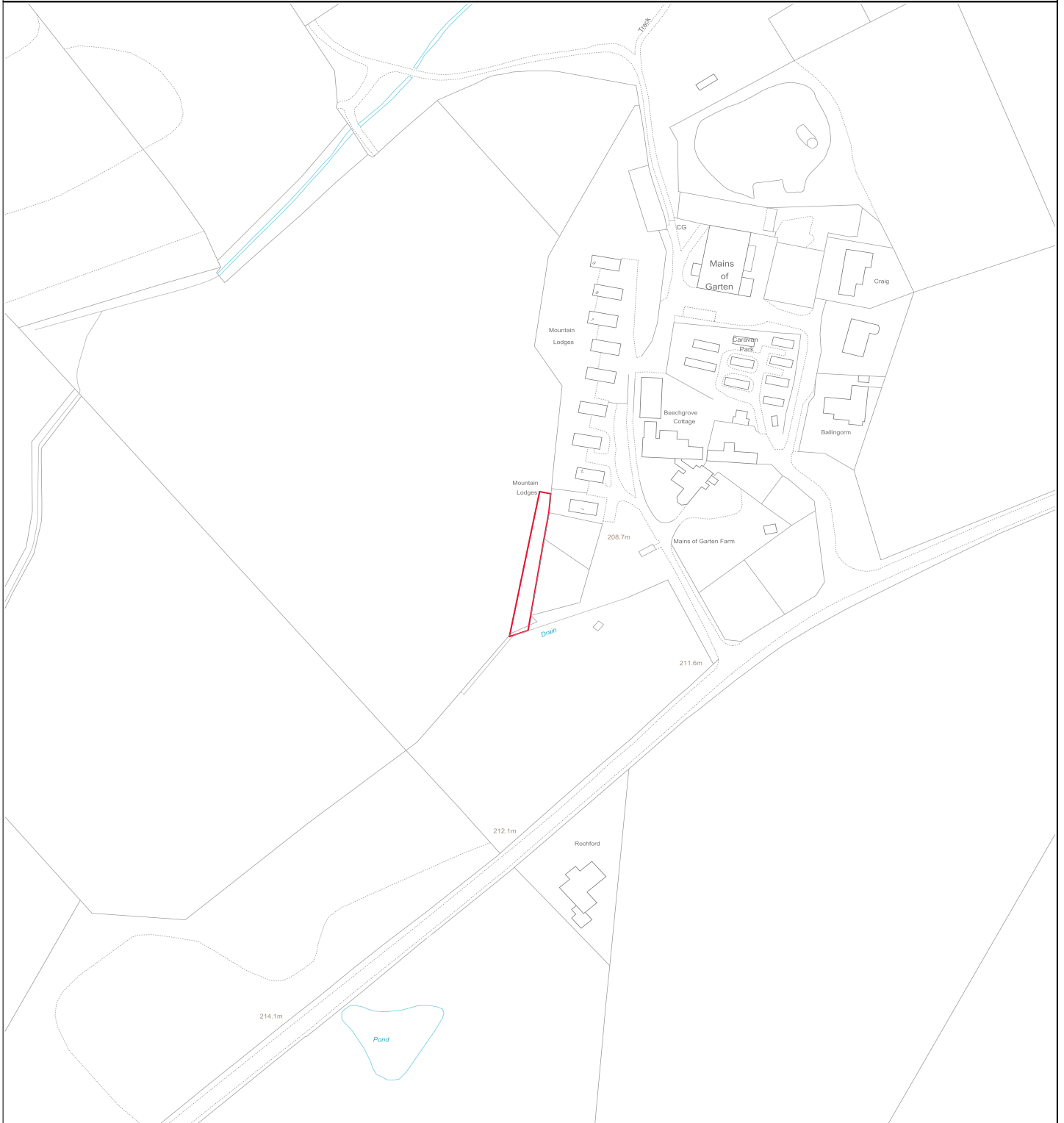
Survey Scale

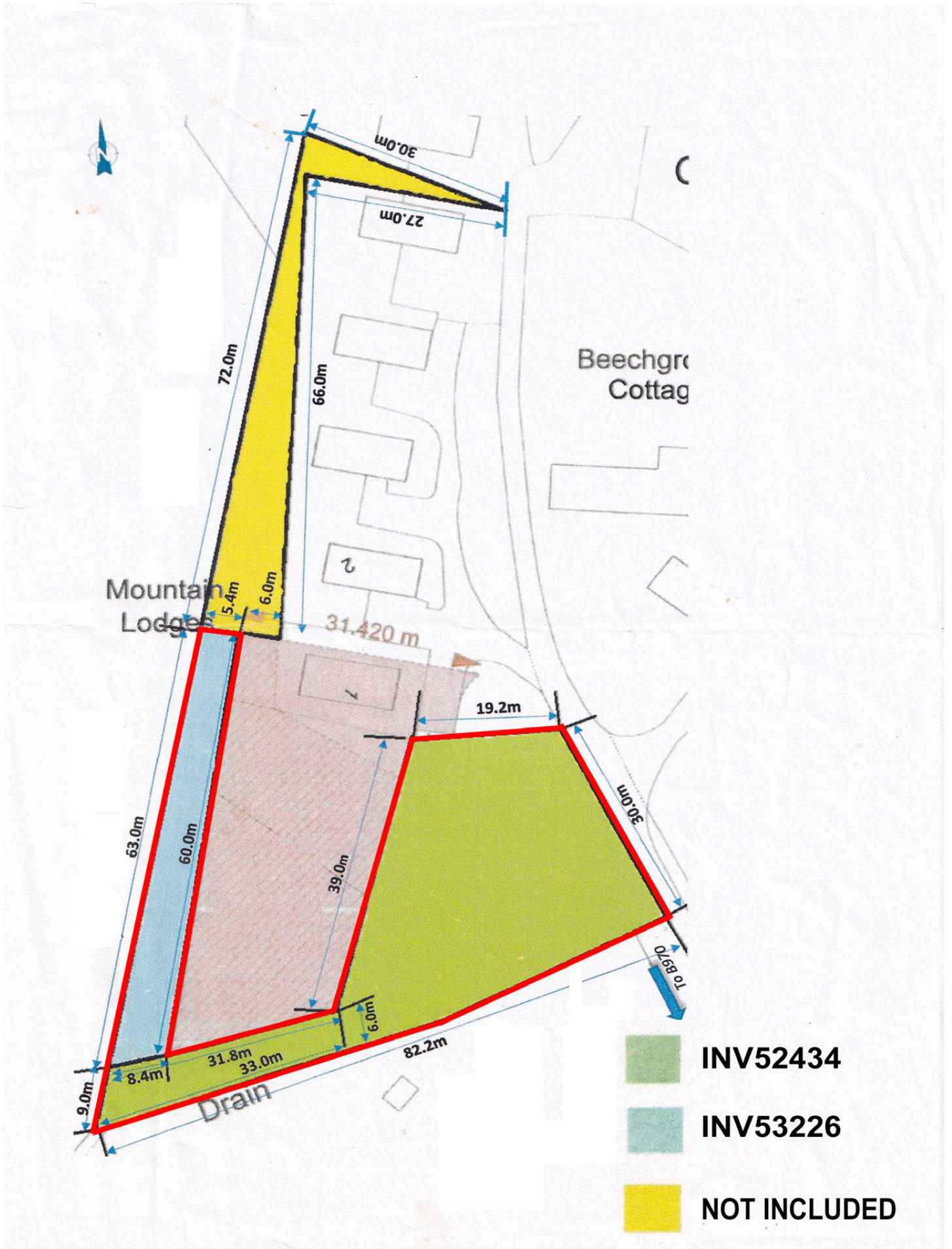
1:2500

Print Scale

1:2500 @ A4

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Areas for sale



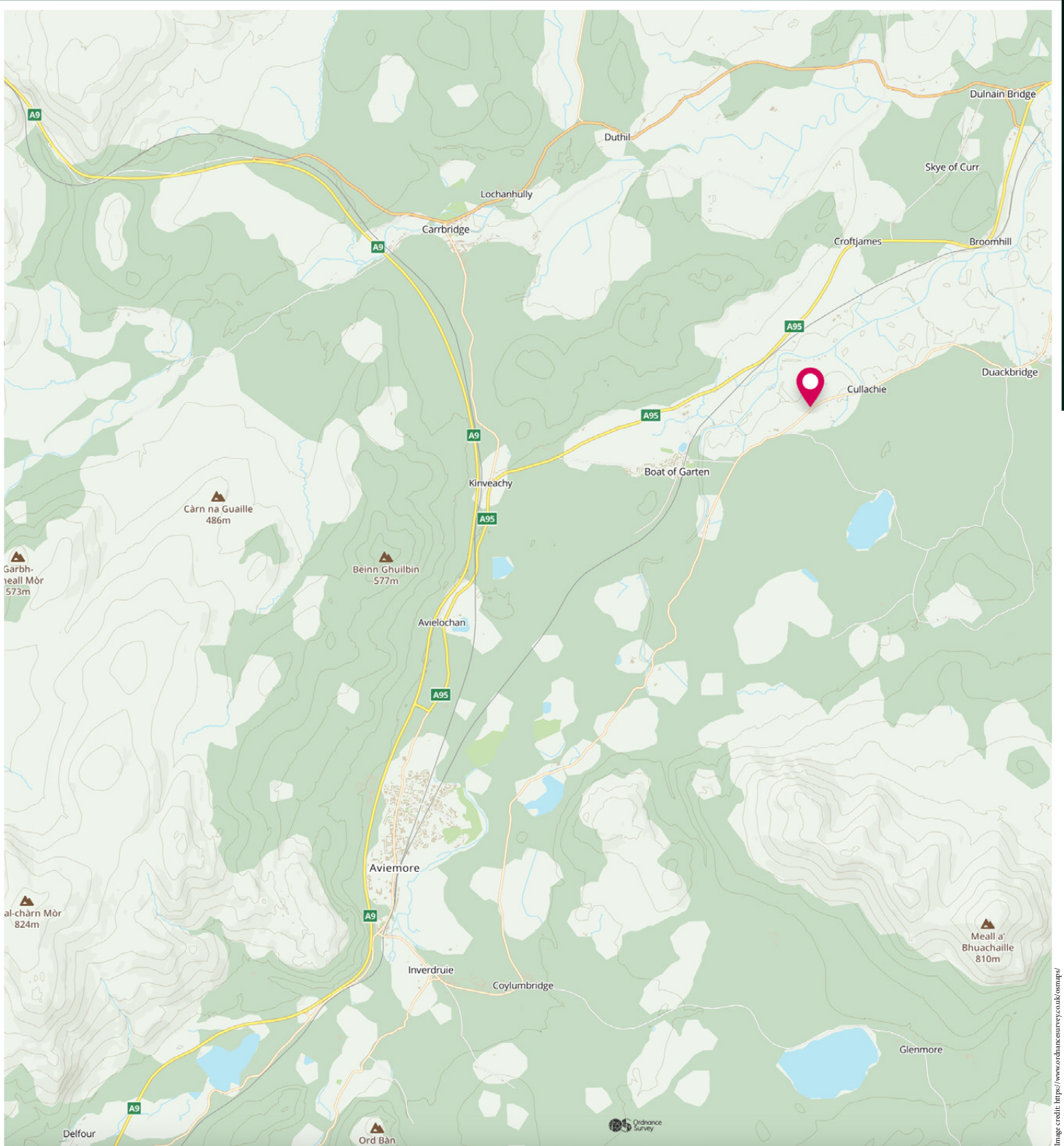
Nestled on the periphery of The Cairngorms National Park, this plot boasts an enchanting rural locale amidst a breathtaking mountain panorama. Conveniently situated, it is merely 1 ½ miles from the charming village of Boat of Garten, and well-connected for commuting, with Aviemore just 8 miles away and Inverness a mere 30 miles distance, making it an ideal spot for a family residence or holiday home.

The village of Boat of Garten itself offers a delightful array of shops, cafes, hotels and a train station. Educational needs are met with primary schooling within the village, and senior pupils attending Grantown Grammar School. Notably, various national supermarket chains extend their services to this area, including home deliveries.

Renowned as a superb year-round holiday destination, the surrounding area beckons with a multitude of activities, from water sports on Loch Morlich to hill walking, fishing, mountain biking, and skiing at Cairngorm.

The Location





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**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
CRAIG PETERS
 Surveyor



Layout graphics and design
ALAN SUTHERLAND
 Designer

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