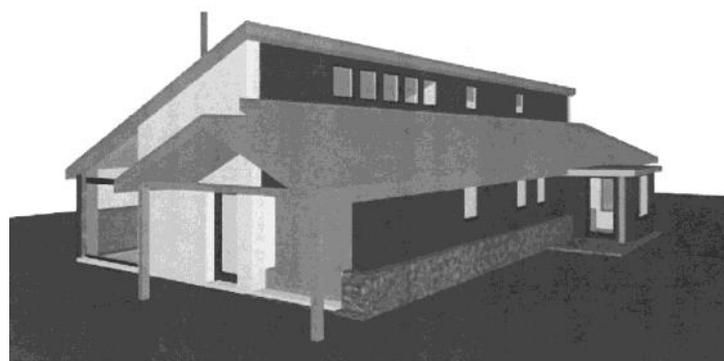


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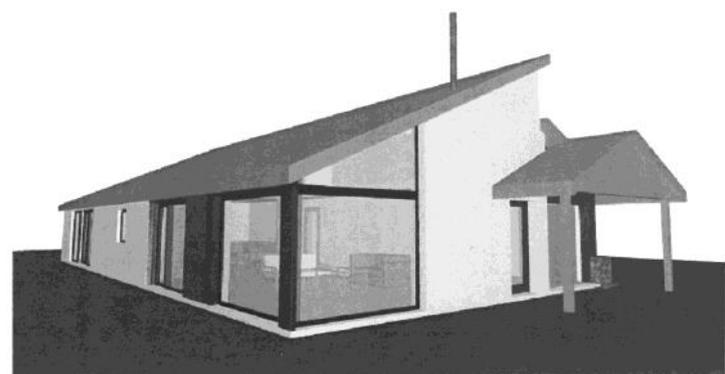


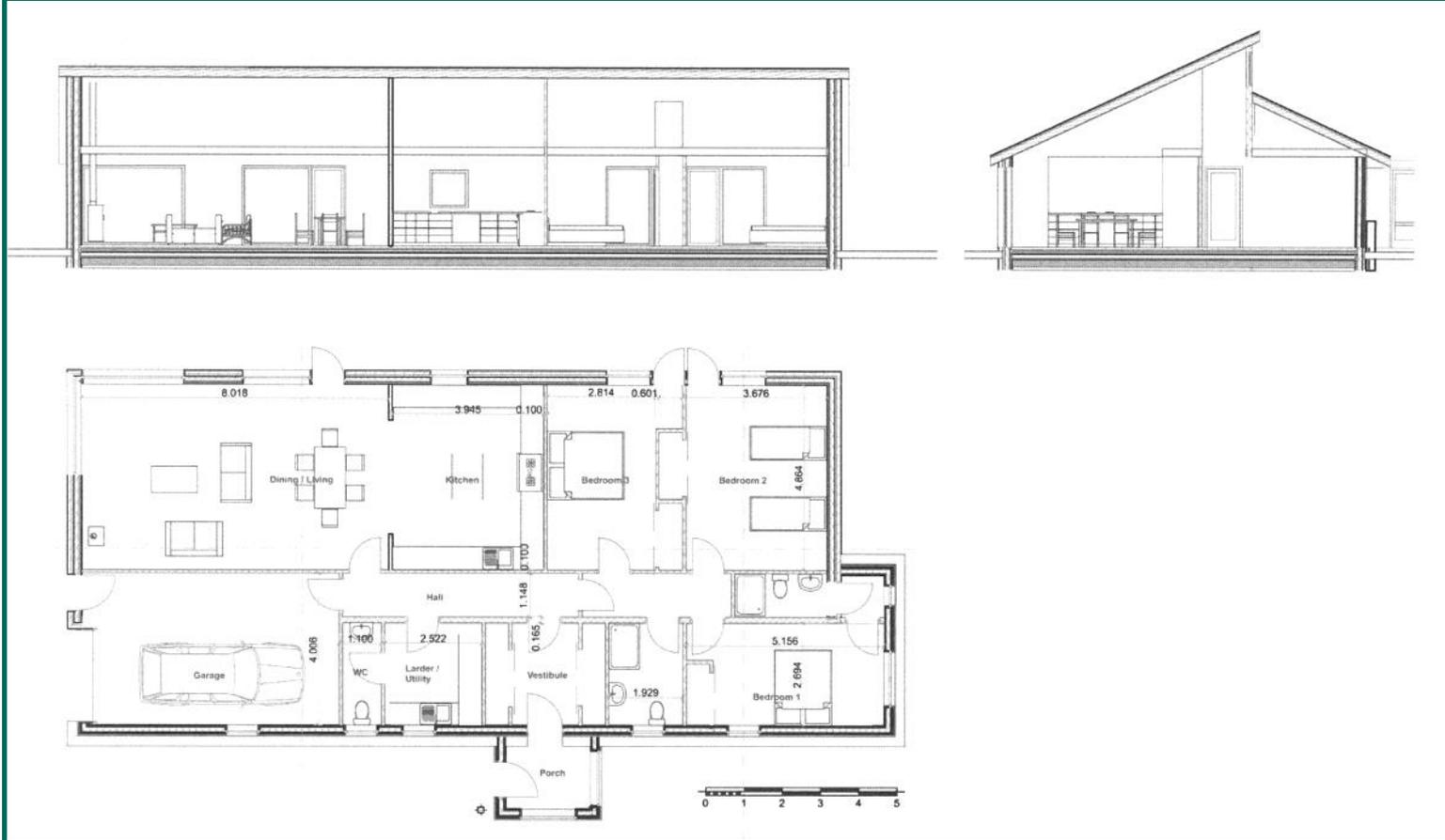
Building Plot at 94 Torroble, by Lairg, IV27 4DQ



This plot is situated in an elevated, tranquil and scenic location, three miles south of the village of Lairg in Sutherland. The site extends to 0.387 acre and has been de-crofted. There is full planning permission for a single storey dwelling house with three bedrooms and integrated garage.

Offers Around £50,000





Torroble is a beautiful rural area of scattered houses and croft land three miles from the village of Lairg. The village has a number of local amenities including Post Office, bank, shops, doctors' surgery and regular bus routes to both north and south. Primary schooling is available in the village with the older children going to either Dornoch or Golspie. There is a railway station at Lairg on the Inverness to Wick north line which is within walking distance of the site. A wider variety of shops and amenities can be found in Tain which is 36 miles distant or the city of Inverness which is 47 miles away.

The site is in an elevated position and enjoys stunning north westerly views toward Strath Tirry and Loch Shin with the mountains of Ben Kilbreck, Ben More and Ben Hee in the distance.

Directions: Heading north on the A9 turn left on to the B9176 and follow the road over the Struie Hill until you reach the T-Junction, turn left on to the A836 and continue to Bonar Bridge, turn left after the bridge, continue along the road for 9½ miles, pass the auction house on the right then turn right opposite 'Highland Fuels'. The plot is approx ¼ mile along the road on the left indicated by white topped corner post and is fenced off.

Services: There are no services to the site but there are services nearby.

Percolation tests have been carried out for the suitability of a septic tank.

You are welcome to visit the site, any enquiries should be directed to Middleton Ross & Arnot on 01349 865125
Email: property@middletonross.co.uk

Full planning documentation can be found on the Highland Council website using Ref No. 15/02372/FUL



Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

The mention of services does not imply that they are in full and efficient working order.