

middleton ross & arnot



Owner Occupier Croft at 21 Aultgrishan, Gairloch, IV21 2DZ



Owner occupier croft which is situated in a tranquil and scenic location nine miles west of the village of Gairloch. The site extends to approx. 3.75 acres of which 0.38 acre has been de-crofted. There is full planning permission for a two storey dwelling with three bedrooms. The land is right next to the sea and beach and there is direct access to both, looking to the Isle of Skye, in an area of outstanding natural beauty.



Offers Around £60,000



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Ref: 30



Aultgrishan is a beautiful rural coastal area of scattered houses and croft land nine miles from the village of Gairloch which has a number of local amenities including a Post Office, bank, a variety of shops, doctors' surgery, filling station, restaurants, leisure centre and library. There is a daily bus service to Inverness. Both Primary and secondary schooling are available in the village along with a nursery. A short detour off the famous North Coast 500 route. Aultgrishan, Gairloch and the surrounding areas are renowned for their natural beauty and white sandy beaches, there are a wide range of leisure pursuits on your doorstep such as hill walking, bird watching, kayaking, cycling, whale and seal watching, walking and sea or freshwater fishing, a little further along the coastal road takes you to the Rua Reidh Lighthouse.

The site is in an elevated position and enjoys stunning panoramic views across the Minch to The Isle of Skye and the Outer Hebrides.

Directions: Travelling west on the A835, turn left onto the A832 just after Garve. Continue along this route until you reach Gairloch, turn left just after McColl's shop onto the B8021, the site is approx. 8½ miles along this road. There is a house called Ceol na Mara on the left, the site is directly in front and to the rear of this property.



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. 13/03725/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.

