



Cowan Douglas Law

the family lawyers



Building Plot. 33 Ulladale Crescent Strathpeffer IV14 9AQ

Offers over £105,000

Situated in the much sought after village of Strathpeffer, this elevated building plot with wonderful views over the village, extends to approximately 1.5 acres and comes complete with planning permission (08/0047/FULRC) for the construction of a delightful 4/5 bed-roomed (2 en-suite) family home with lounge, kitchen, dining room, 2 additional bathrooms, further bedroom / family room, conservatory, and garage. The internal area of the proposed home and garage is a very spacious 220sqm. The plot is fully-serviced with mains electricity, water and drainage. Additionally, the rear of the property backs onto Ord amenity forest - ideal for walking and cycling.

This is an excellent opportunity to purchase a plot within the lovely village of Strathpeffer. Copies of house plans are available to seriously interested purchasers. Early viewing is recommended to fully appreciate this site.

Viewing by contacting selling solicitors
Cowan Douglas Law
Tel (01463) 243 120

HSPC Ref No: 29673

LOCATION

Strathpeffer itself has been described as the most un-Scottish of Scottish towns. It has variously been compared to Harrogate in Yorkshire and to a Bavarian mountain resort. All such comparisons fail to do justice to somewhere quite unique. Strathpeffer has to be experienced on its own terms to be really appreciated.

The town owes its growth to the discovery in the 1700s of sulphurous springs declared, in 1819, to be the most healthy in Britain. This led to a steady stream of visitors from around Europe and beyond. Nowadays, visitors come to Strathpeffer to enjoy the 18-hole golf-course, walking, cycling and to use the village as a base for further exploration of Wester Ross and beyond.



Strathpeffer has all the facilities one would expect today's modern community with a range of shops, hotels and restaurants. The recently refurbished Spa Pavilion provides an excellent entertainment venue. A highly-regarded community Primary school, with nursery, serves the educational needs of the younger children whilst older children normally attend the nearby Dingwall Academy. Transport to the Academy is provided by the Local Authority. Dingwall, a traditional market town, is only 4 miles away and boasts a full range of shops, including a 24 hour Tesco, excellent local butchers and the traditional animal and furniture auction rooms. Dingwall railway station provides links to the west coast Kyle of Lochalsh, the gateway to the Isle of Skye and east to Inverness. Inverness, the capital city of the Highlands with its range of High-Street stores, railway station, Airport, hotels, pubs and clubs is only a 30 minute, 20 mile commute.

DIRECTIONS

Leaving Inverness by car head north on the A9 crossing the Kessock Bridge. The Tore roundabout is approximately 5 miles from the bridge and at that point take the A835 exit marked Dingwall / Ullapool. At the next roundabout take the 2nd exit onto the A835 heading to Ullapool. At Contin you turn right, signed Strathpeffer. As you enter the village, Ulladale Crescent is on the left hand side, just passed the primary school and the health centre. Plot no 33 is on the left.

PRICE

Offers over £105,000 are invited and should be submitted to Cowan Douglas Law.

ENTRY

By mutual arrangement.

VIEWING

Contact selling solicitors Cowan Douglas Law on 01463 243 120, or vendor on 07894 165115.



These particulars are provided for information only and while believed to be correct are not warranted. All measurements are taken with a sonic tape measure and are for guidance only.



Offices 11 & 12, Queensgate Business Centre, Fraser Street, Inverness, IV1 1DW
T: 01463 243 120 F: 01463 243 183 E: patrick@cowan-douglas.co.uk