

Plot and House

Fixed Price £379,000

Cabrich, Kirkhill, IV5 7PH

INVERNESS CITY CENTRE 8 MILES * INVERNESS AIRPORT 18 MILES



An opportunity to purchase a substantial Roy Homes 4 bedroom Canna design property in an attractive position, set in approximately 0.994 acres with excellent open views over the local countryside and beyond. Easy commuting distance of Inverness.



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Approximate site area and the proposed buildings gross internal floor areas:
0.994 acres / 0.4022 hectares – GIA 161.52 sq m



Canna 4 bedrooms

Situation

The property is located on the periphery of Inverness only a short distance from the city centre, convenient for all aspects of daily life. In Inverness there are countless things to see and do including the tree lined walk to Ness Islands, Inverness Castle and Cathedral. Eden Court Theatre is the city's main venue for drama and entertainment, presenting a varied year-round programme of shows to suit all tastes and there is an excellent selection of restaurants, bars and nightclubs.

Inverness is very much the commercial and business centre for the Highlands of Scotland and is convenient for the Airport which is located to the East of the city only 12 miles away. The airport provides a variety of domestic and European flights. Inverness also has excellent public transport links with good bus and rail connections. There is a host of both primary and secondary options in and around Inverness and for the outdoor enthusiast a wide range of pursuits including fishing, cycling, water sports, hill walking and golfing.

Description

Full planning permission has been granted for a modern family home occupying an attractive semi-rural location, The property will be constructed by the award winning builder, Roy Homes, to a high internal specification with the potential buyer having the option of choosing the final layout, finishings, kitchen and bathroom ware. On completion the property will benefit from a 10 year NHBC guarantee. Roy Homes have been operating in the Scottish Highlands successfully for over 30 years and have an acknowledged reputation for a high standard of workmanship. Purchasers will also have the opportunity to select an alternative house design subject to planning consent with prices on application. Further details are available at www.roy-homes.com.

The Canna is modern open plan home with excellent living areas. A contemporary kitchen opens to a spacious dining room with patio doors to the rear garden. Purchasers have the choice of either an arch or solid wall between the dining area and generous lounge. The master bedroom has a walk in wardrobe and en-suite shower room and a utility room and shower room complete the ground floor. Upstairs there are 3 further double bedrooms (1 en-suite) and a family bathroom. Access to the property will be via a private driveway with the option to add a double garage.

Services

Mains electricity and water, private drainage via treatment plant.

Stamp Duty

There will be no stamp duty payable on these properties.

Local Authority

Highland Council, Glenurquhart Road, Inverness IV3 5NX.
Tel: 01463 702000.

Viewing

By appointment with Roy Homes Ltd. Tel: 01463 713838.

Direction

By road: From Inverness take the A862 towards Beauly. Continue on past Inchmore Gallery and at the sign for Cabrich and Clunes turn left. Continue along this road going right at the fork in the road and into Cabrich where you will find the plot located on the left hand side.

By air: Fly direct from Gatwick, Luton, Glasgow or Edinburgh to Inverness. **Satellite navigation:** IV5 7PH.

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www.roy-homes.com