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PLOT AT ST ELMO, MALLAIG



There is offered for sale a plot of ground at St. Elmo, Mallaig, Inverness-shire. The plot is located within a residential area just off Clanranald Terrace in Mallaig. The plot is in an area enjoying views out over the Sound of Mallaig and to the Inner Western Isles. Planning Permission has not yet been applied for and any prospective purchaser will require to apply for Planning Permission.

There is attached to these particulars a site plan which is indicative only showing the location and approximately extent of the plot.

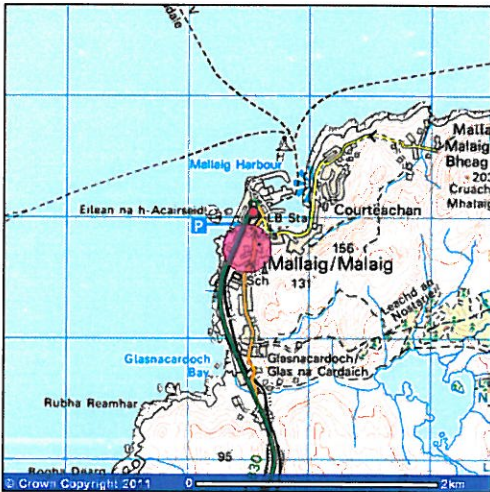
Mains water, electricity and drainage connections are close by. Any prospective purchaser will require to make their own enquiries and satisfy themselves with regard to making connections to any services, mains or otherwise.

***OFFERS IN THE REGION OF £60,000
are sought for the plot***

38 High Street, Fort William, Inverness-shire PH33 6AT
Tel 01397-703231 Fax 01397-705070
E-mail property@solicitors-scotland.com
Website www.solicitors-scotland.com

LOCATION – Plot at St Elmo, Mallaig, PH41 4RE

The plot at St Elmo is located just off Clanranald Terrace within the residential coastal town of Mallaig. Follow the main road into Mallaig. At the main roundabout turn into Station Road then Davies Brae, then left into Victoria Road and the site is located opposite the Medical Centre. Alternatively, from Mallaig town centre travel east along Davies Brae and take the first turning on the right after St. Columba's Parish Church into Lovat Terrace. Take the first right again into Clanranald Terrace and continue round to the turning area. The plot is situated immediately adjacent to the turning area.



The village of Mallaig is approximately 45 miles from the main town of Fort William. There is a rail connection to Mallaig from Fort William as well as bus connections. Mallaig has local amenities such as a Post Office, Health Centre, Primary School and High School and there is also a ferry service to the Inner Western Isles including Skye. There are also a range of shops, supermarket, restaurant and hotels in and around Mallaig.

Approximately 1 mile from Mallaig travelling east is the village of Morar renowned for its beautiful sandy beaches. The area in general around Mallaig has some of the most beautiful and spectacular scenery in the country.

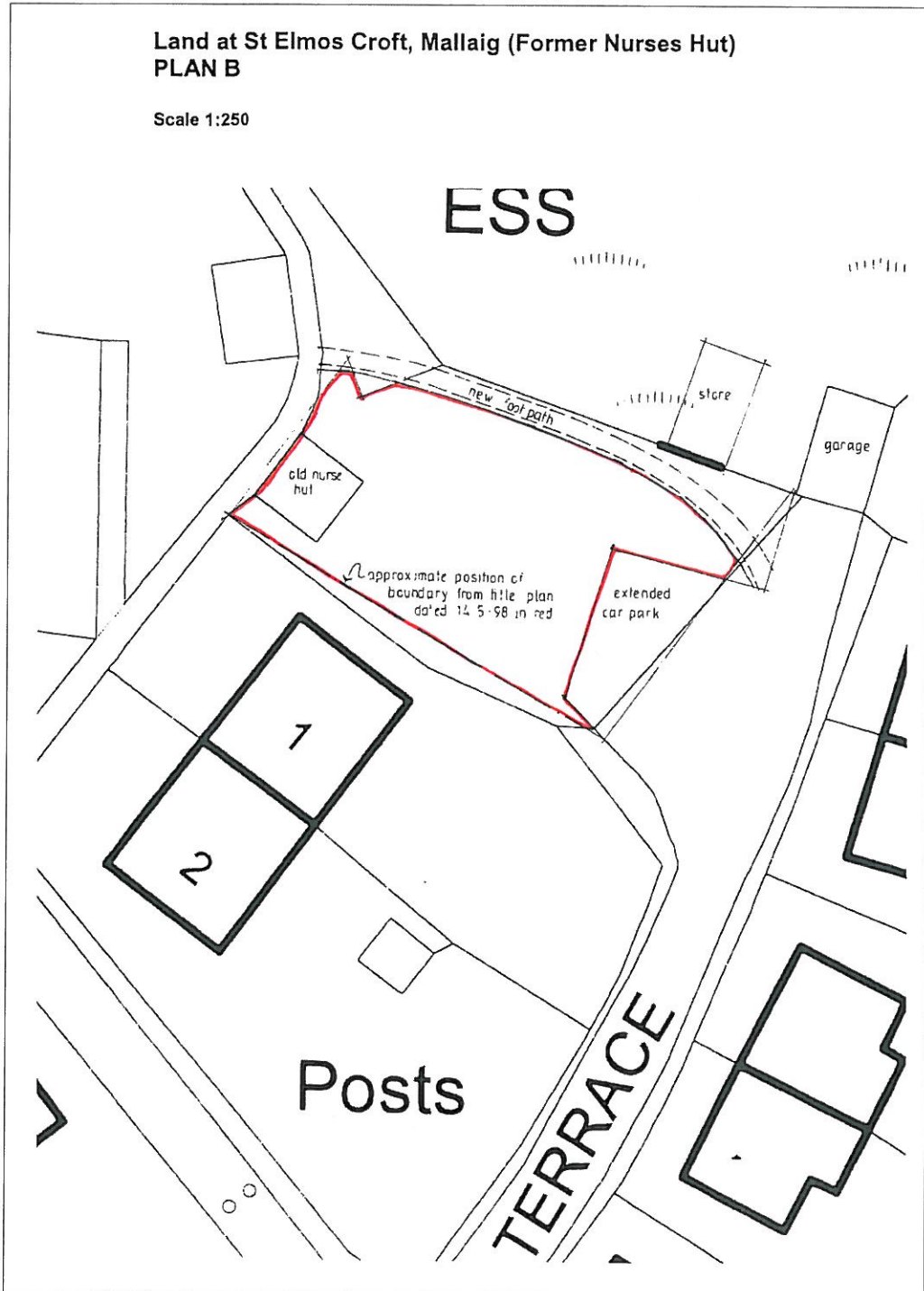


VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

Land at St Elmos Croft, Mallaig (Former Nurses Hut)
PLAN B

Scale 1:250



Further Particulars from and Enquiries and Offers to the Selling Agents:-

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These Particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements, areas and conversions are approximations only and are not to be founded upon. We are not responsible nor are we involved in the preparation of the Home Report and we are not responsible for its contents, or any information contained therein.

Offers should be submitted to the Selling Agents in Scottish legal terms. The Seller will not be bound to accept the highest, or indeed any, offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.