

# ARRAN

CROMARTY VIEW, BARBARAVILLE IV18 0NB

• INVERGORDON 4 MILES • TAIN 8 MILES • INVERNESS 28 MILES

PLOT 1 - PROPERTY SCHEDULE



5 BEDROOM 1.5 STOREY  
FIXED PRICE £305,000

**PTARMIGAN**  
HOMES



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# PLOT 1

CROMARTY VIEW, BARBARAVILLE IV18 0NB

## Situation

Situated just off the A9, Barbaraville is a picturesque Highland village on the shores of the Cromarty Firth. With easy access to the local towns of Alness, Tain and Invergordon, it offers a wide range of services, schooling and leisure facilities. The primary business and commercial areas are close by in Inverness and Dingwall making it ideal for commuting.

## Description

Combining generously proportioned rooms and ample storage, these stylish homes offer high quality fittings and stylish features. This site sits on the outskirts of Barbaraville Village and is in a prime location with fantastic views over the Black Isle. Beautiful shoreline walks await you and with easy access to the scenic footpaths and hills of the Highlands, there is something for everyone.

## Services

Mains electricity. Mains water and private drainage.

## Council Tax

These properties have not been assessed for council tax purposes.

## Stamp Duty

There will be no stamp duty payable on these properties.

## Solicitors

South Forrest, 8 Ardross Terrace, Inverness IV3 5NW.  
Telephone: 01463 237171.

## Local Authority

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

## Viewing

By appointment with Ptarmigan Homes  
Telephone: 01463 611050

## Possession

Vacant possession will be given on completion.

## Offers

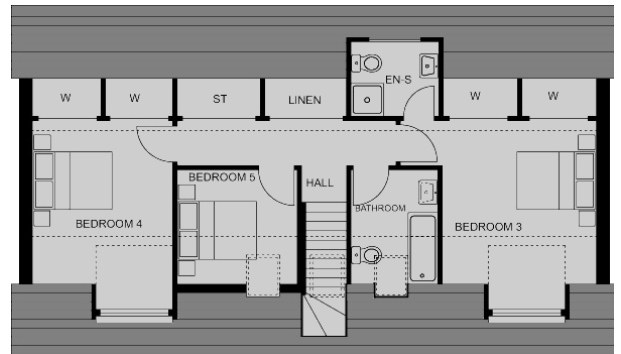
Offers are to be submitted in Scottish legal terms to the selling agents Ptarmigan Homes, Castle House, Fairways Business Park, Inverness IV2 6AA. A closing date for offers may be fixed and prospective purchaser are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

## Direction

**By road:** From Inverness take the A9 over the Kessock Bridge towards Invergordon and Tain. Travel over the Cromarty Bridge and continue on A9 past Alness and then Invergordon. A sign for "Delny Ind. Estate" will be in front of you. Turn right here and this will lead you to the village of Barbaraville. Reaching the T Junction turn right and the plots for Cromarty View are on the left-hand side as you pass the last cottage in the village.

**By air:** Fly direct from Gatwick, Luton, Glasgow or Edinburgh to Inverness.

**Satellite navigation:** IV8 0NB



Approximate gross internal floor areas:  
GIA 162.56<sup>2</sup>, plot around 0.36 acres



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carefully considered  
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