

**CLUNY**

**Estate Agents & Property Management**

**East Site at Lochs Farm, Muir of Lochs, By Garmouth**

**E525**

**PRICE: OFFERS IN THE REGION OF £75,000**



**THIS GOOD SIZED SITE MEASURING 0.37 OF AN ACRE HAS AN ELEVATED RURAL LOCATION WITH PLEASANT FARMLAND VIEWS AND IS SITUATED WITHIN FIVE MILES OF ELGIN.**

**DETAILED PLANNING PERMISSION HAS BEEN GRANTED FOR THE ERECTION OF ONE DWELLING HOUSE WITH CONFIRMATION OF STYLE, SIZE AND LOCATION TO BE CONFIRMED ALONG WITH ANY SCREENING.**

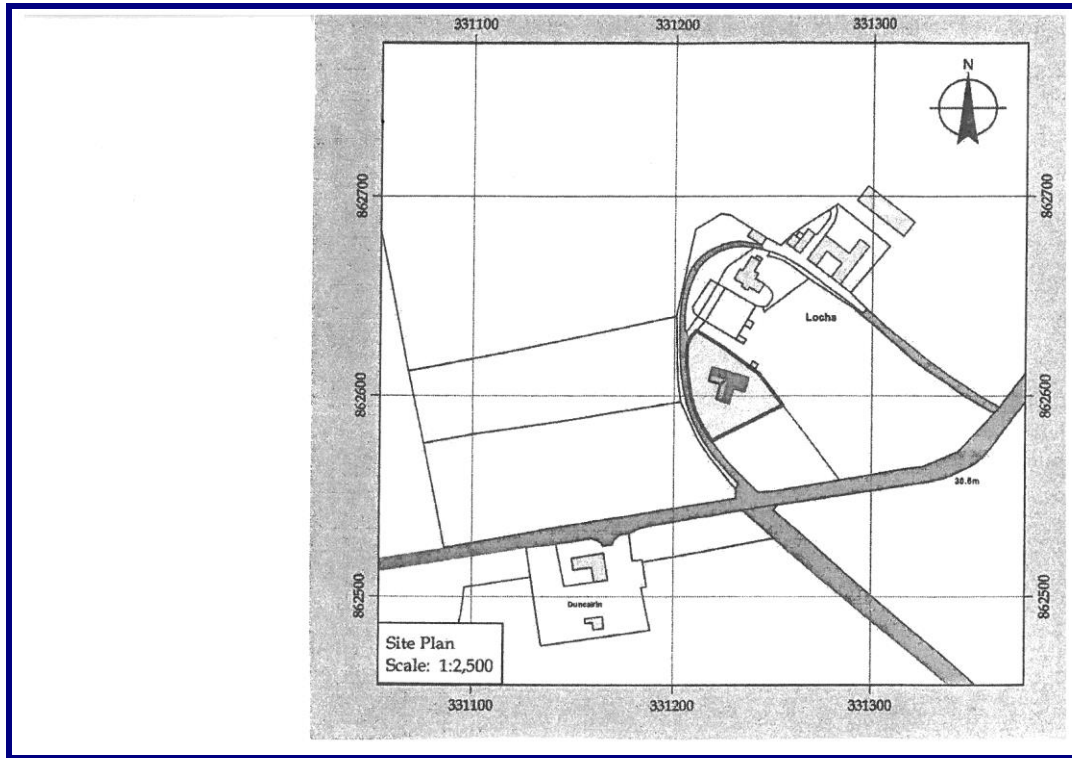
**SERVICES: MAINS WATER, MAINS ELECTRIC AND SEPTIC TANK DRAINAGE. ALL SERVICES ARE CLOSE BY.**

Cluny Estate Agents & Property Management

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#### **VIEWINGS**

**By arrangement with the selling agents, CLUNY ESTATE AGENTS, 5 Thunderton Place, Elgin – Telephone Elgin 548505 or 540088.**

#### **OFFERS**

**Must be made in the Scottish legal form in writing and submitted directly to the selling agents, CLUNY ESTATE AGENTS, 5 Thunderton Place, Elgin.**

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.