



Plot of Land
Kirkton of Glenisla
Glenisla
PH11 8PH

- BUILDING PLOT
- RURAL LOCATION
- FULL PLANNING PERMISSION
- DETAILED DRAWINGS AVAILABLE
- SERVICES NEARBY

Offers Over
£75,000

It is important to read the Schedule and Home Report as these contain key information.



DESCRIPTION

The Plot is situated in Kirkton of Glenisla which is in the heart of the very popular Angus Glens. The River Isla is located to the south of the plot. Kirkton of Glenisla is adjacent to the Southern edge of the Cairngorms National Park which offers walking and climbing. There are many outdoor activities and pursuits nearby; with three golf courses around Alyth and a championship course in Blairgowrie. Mountain biking trails are in abundance and a purpose built track on Alyth Hill is very popular. The CATERAN Trail runs through the Kirkton of Glenisla giving access to a 64 mile circular route of signposted trails. Fishing for salmon or sea trout is available on the Rivers Ericht, Isla and Tay as well as loch fishing on Lintrathen Loch and other nearby lochs by arrangement. The Glenshee Ski Centre is about a 20 minute drive from Glenisla. Glenisla has a very friendly and active community with Village Hall, Hotel and annual Highland Games. The recently built local primary school at Lintrathen is only 7 miles away with a regular school bus service to and from the school. The plot is an area of ground just over a quarter of an acre with a separate gated driveway. Originally, there was a wooden chalet here with connection to all services. The plot currently has full planning permission (Angus Council application number 14/00439/FULL) for a 5 bedroom detached house.

DIRECTIONS

From Blairgowrie take the A926 towards Alyth and Kirriemuir. At the roundabout, just beyond the first turn into Alyth, take the second exit B954 to Glenisla then turn right at the T-junction. Follow this road for about 5 miles taking the first turning left at the Farm after crossing the River Isla. At the next crossroads turn left onto the B951. Continue for about 3 miles to Kirkton of Glenisla. The Plot is on the left hand side, just after the Glenisla Hotel. From Kirriemuir take the B951 to Glenisla. Drive through Kingoldrum and continue for about 8 miles to Kirkton of Glenisla and the Plot is on the left just after Glenisla Hotel.



SCHOOLING

The catchment area is for the Isla Primary School which is about 7 miles away in Lintrathen. Secondary schooling is in Kirriemuir. Private schooling is available at Dundee High School and in Perthshire it is at Kilgraston, Strathallan, Glenalmond and Craigclowan.

VIEWING

Contact Miller Hendry Property on 01738 630222.



www.millerhendry.co.uk

First and foremost - **your interests**



10 Blackfriars Street Perth PH1 5NS

E: Perthproperty@millerhendry.co.uk • T: 01738 630222 • F: 01738 451283



Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.