

36 Muirfield Drive, Brora, Sutherland KW9 6QQ

Offers Over £110,000





A neat semi-detached bungalow in the coastal village of Brora in a quiet residential area. Accommodation: Hall, Living Room, Kitchen/Diner, 2 Bedrooms and Shower Room. All furniture, white goods, curtains, carpets and light fittings are included. Excellent storage and superb potential. Double glazed with electric storage heating. The property has enclosed front and rear gardens with a wooden shed. Situated in an established residential with views to the hills at the front and backing on to the tennis courts and bowling greens. Walk to shops, the harbour and the beach. Viewing is highly recommended as this property will be attractive to a variety of purchasers.



Brora is a scenic village on the east coast of Sutherland approximately 60 miles from Inverness. It sits on the famous NC500 Tourist trail round the North of Scotland. There are shops, hotels, a primary school, bowling green, tennis courts and a splendid links golf course. Brora boasts an unspoiled sandy beach, running alongside the local golf course with spectacular views over the North Sea and the Moray Firth. Beautiful sunsets over the hills can be seen from the beach. The River Brora boasts salmon and trout fishing. Secondary schooling is in Golspie 5 miles away. Brora is famous for Capaldi's ice cream and Clynelish whisky, best appreciated separately.



### **Hall**

Entrance to the property is through the wooden front door with glazed panel and window to the side. Bright hall leads to all rooms. Three generous storage cupboards and access hatch to the attic. Cupboard stores the fuses and card meter. Dimplex heater.

### **Kitchen/Diner: 4.60m x 2.44m**

Spacious kitchen/diner with floor mounted units with wood effect worktop running two sides of the kitchen providing ample surface space. Window to the front and Xpelair. Tiled splash back. Fridge and Bush washing machine are included. Integral electric oven and hob with extractor hood over. Two large walk-in shelved pantry cupboards. Space for informal dining. Dimplex heater.

### **Living Room: 4.60m x 3.46m**

Generously proportioned room with large window facing the front of the property with views to the hills in the distance. Dimplex heater.



### **Bedroom 1: 3.35m x 3.28m**

Double bedroom with a double wardrobe with hanging rail and top shelf. Further cupboard with water tank. Window overlooks the rear garden. Dimplex heater.

### **Bedroom 2: 3.30m x 3.32m**

Second double bedroom with a patio door opening to the enclosed rear garden. Built-in double wardrobe. Dimplex heater.

### **Shower Room: 2.06m x 1.75m**

Practical shower room with three piece white suite comprising wc, wash hand basin and easy access shower with electric Mira shower and wetwall panelling. Window to the rear and extractor fan. Dimplex heater.



### **Garden:**

The front garden is enclosed with a wooden fence and has a paved path to the front door and round to the rear garden. It is laid to grass with hydrangeas and other shrubs. The rear garden is enclosed with a six foot panel fence and overlooks the tennis court and bowling green. There is a wooden garden shed in one corner and a further large external plastic store. Area of grass and a private patio area. Hydrangeas, shrubs and roses.

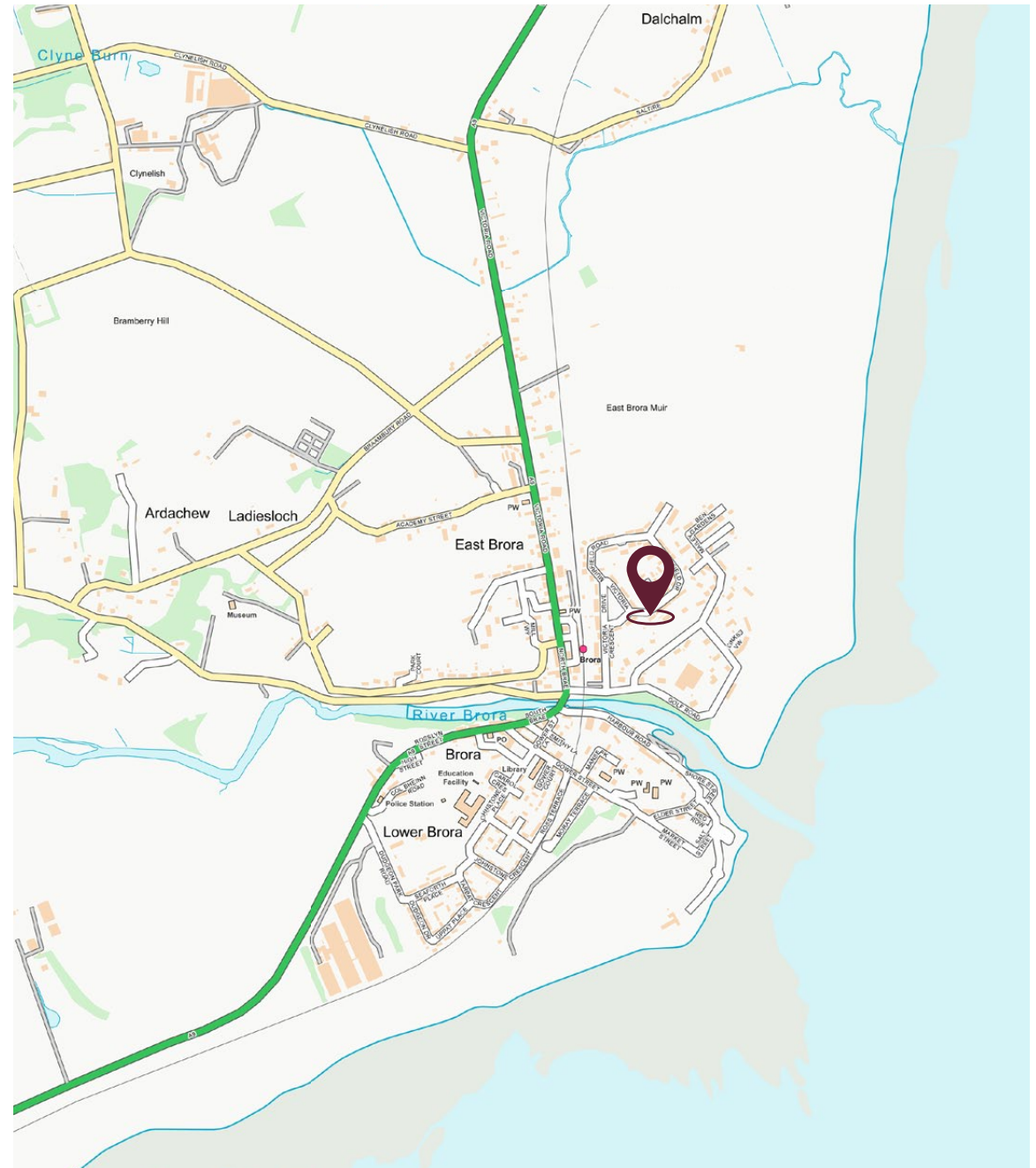
### **Viewing:**

Please telephone the Selling Agents.

### **EPC Rating: E**

### **Directions:**

Head north through Brora and as you come over the bridge, take the first right turn onto Golf Road towards the Golf Club. Take the first turn left onto Victoria Crescent. Then the next right onto Victoria Drive with the green on the left. Follow the road onto Muirfield Drive and No.36 is the first bungalow on the right. <https://w3w.co/blackbird.reports.dinosaur>



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