

# Monster Moves

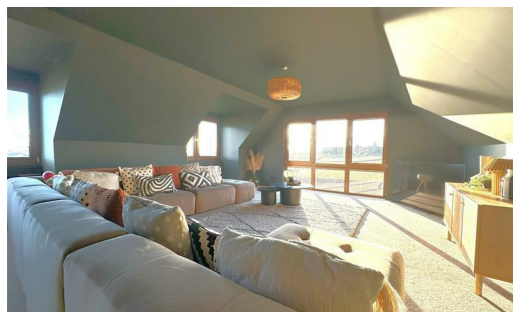
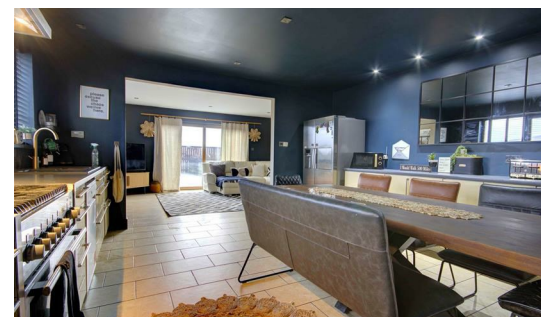


Fairview, Dalchalm, Brora, Sutherland KW9 6LP

Offers Over **£345,000**

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An opportunity to purchase a beautifully presented 4 bedroom property located on the edge of the village of Brora, on the east coast of Sutherland. The property Fairview comprises ground floor: hallway, open plan kitchen/diner/family room, three bedrooms and shower room. First floor: sitting room, principle bedroom (with ensuite, dressing room and bathroom). Fairview is centrally positioned in a large garden (0.35 acre) with privacy fencing all around.



## HALLWAY

All rooms on ground floor, lead from this hallway along with stairs to the first floor. There are two storage cupboards.

## KITCHEN/DINER/FAMILY ROOM

18'0" x 29'6"

A spacious family room that enables the family to cook eat and relax in this room. The kitchen has two rows of base units, a range cooker, with gas hob and electric ovens. Space for a dishwasher and American fridge/freezer. A door leads to the integrated garage and utility. Space for a large dining room table (seats 12) in the kitchen and then through into the family room with patio doors that lead out to the large decked area. Underfloor heating throughout.

## SHOWER ROOM

9'6" x 4'11"

Recently updated shower room with walk in shower (mains supplied), w/c and wash basin atop a vanity unit. Ceramic tiles and underfloor heating.

## BEDROOM 2

12'5" x 9'2"

A double bedroom on the ground floor includes fitted carpet and blinds.

## BEDROOM 3

12'5" x 10'9"

A double bedroom on the ground floor includes fitted carpet and blinds.

## BEDROOM 4

14'9" x 9'10"

A double bedroom on the ground floor includes fitted carpet and blinds.

## FIRST FLOOR

Stairs to the landing and the principle bedroom suite, cloakroom and sitting room.

## PRINCIPLE BEDROOM with EN SUITE

14'9" x 18'0", 9'10" x 14'1"

A spacious bedroom with dual aspect windows with views to the sea and the hillside. A corridor to the en suite has a walk in wardrobe on one side and a storage cupboard with hot water tank on the other side. The en suit bathroom has a white three piece suite comprising:- a bath situated below two large velux windows, a walk in shower with water jets and rain shower, w/c and wash bowl on top of a vanity unit.

## SITTING ROOM

15'8" x 22'11"

Large window looking south and dormer windows looking east to the sea. Fitted carpet and blinds included.

## CLOAKROOM

5'2" x 4'11"

The cloakroom has a a white w/c and wash basin. Velux window.

## INTEGRATED GARAGE/UTILITY

12'5" x 20'11"

The integrated garage has a vehicle door from the driveway and an internal door from the kitchen/family room. The boiler is located in the garage along with plumbing and power for washing machine and tumble drier. Garage electric door and rear pedestrian door.

## DETACHED GARAGE

Added later is the detached garage with power and light.

## GARDEN & DRIVEWAY

A large site (with garden on two sides fenced to zone different areas and a large driveway with ample parking and turning space for a number of vehicles. To the south and East is a large grassed area enclosed with a privacy fence along with a large decked area with a summerhouse. To the rear of the property the garden has been terraced with chippings (a good base for raised beds and a greenhouse)

## ADDITIONAL INFORMATION

Council Tax Band - F

Oil Fired Boiler to Underfloor Heating

uPVC Windows & Doors

## LOCATION

Located in the hamlet of Dalchalm at the north side of the village of Brora. Walking distance to local amenities, the beach, golf course and public transport. Primary and High School children collected via bus.

## DIRECTIONS

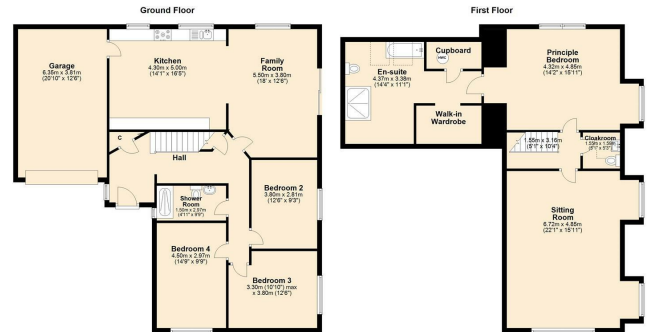
Heading north out of Brora on the A9, at the end of the straight there is a turning to the right sign post Dalchalm. Fairview is the third and last house on the left before the crossing.

What3words ///firework.warms.doing

## AREA MAP

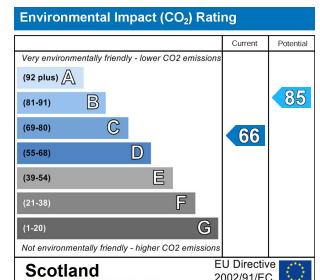
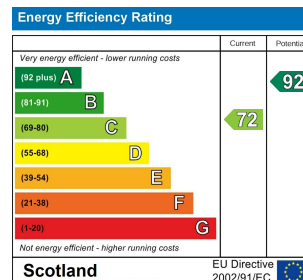


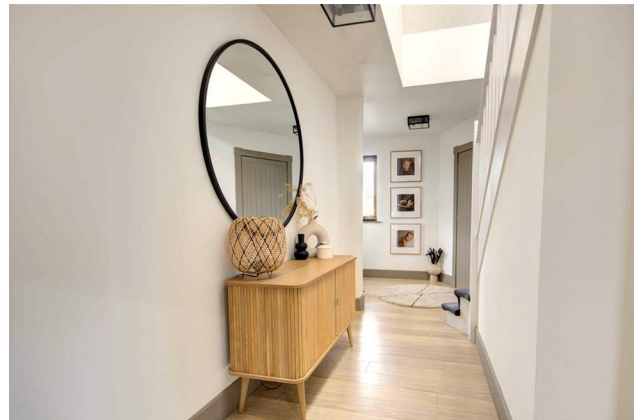
## FLOOR PLANS



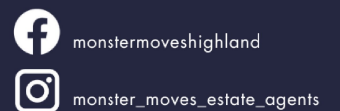
For illustrative purposes only. Produced by Mowlem House Design Agency Ltd 2023. High resolution only please. Fairview, Dalchalm, Brora

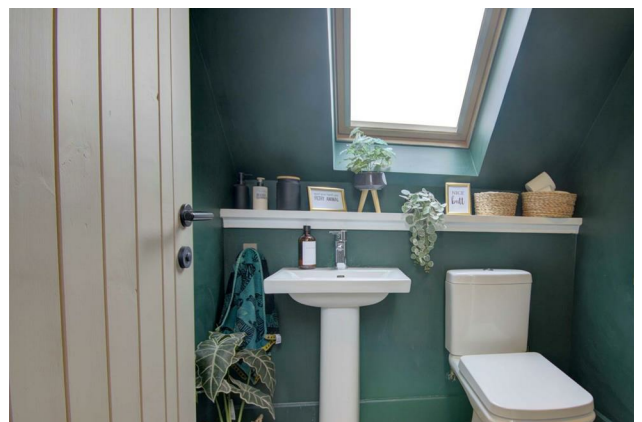
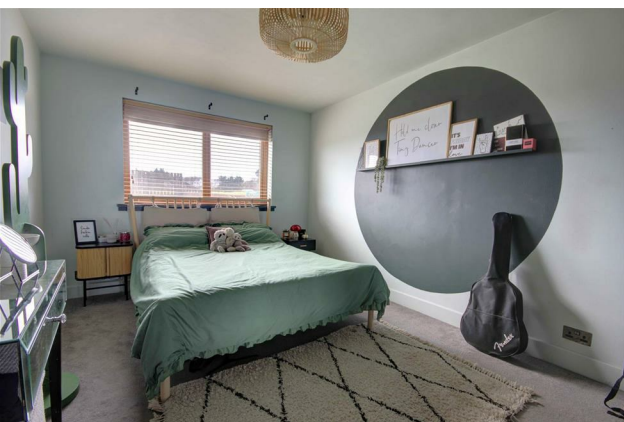
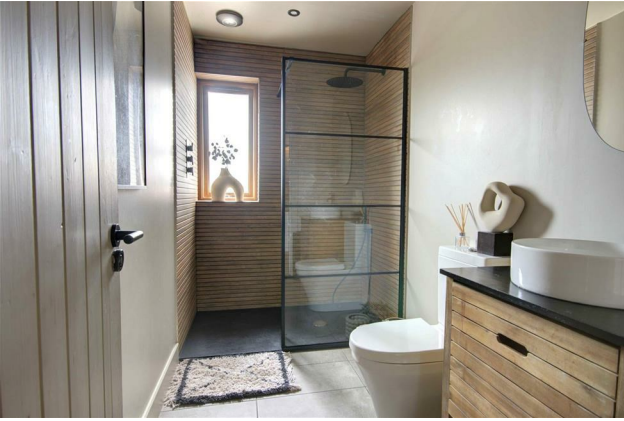
## ENERGY EFFICIENCY GRAPH





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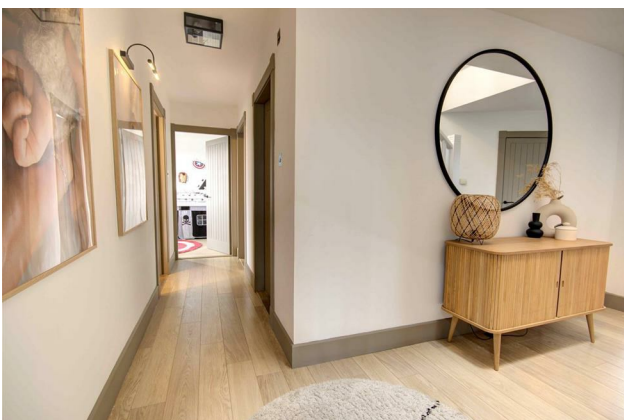
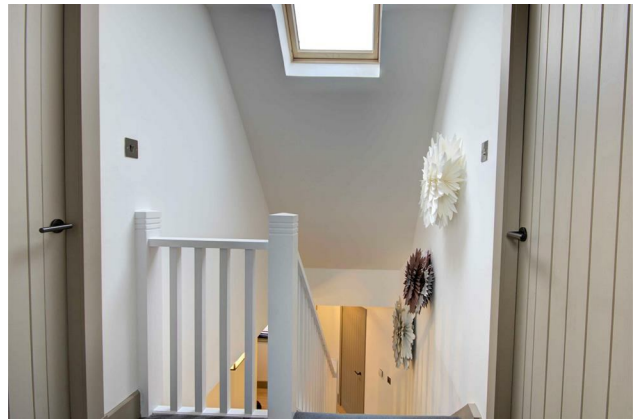
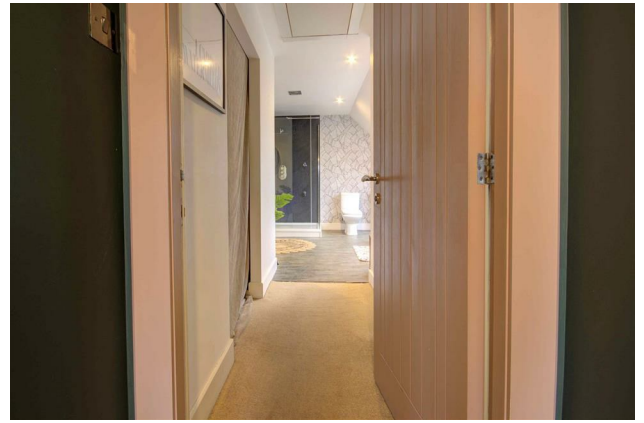


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