

# Fern Cottage

Brora, Sutherland, KW9 6NH



Offers Over £330,000

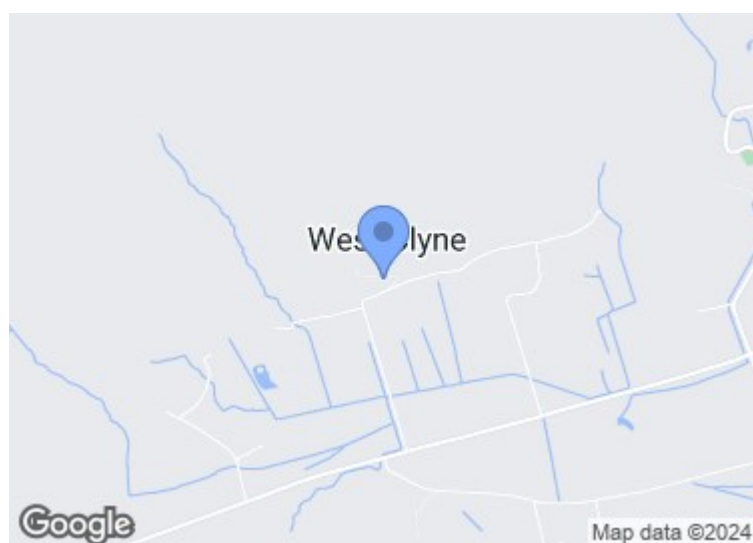


Fern cottage is situated on an elevated position in the parish of Clyne, which gives amazing views from east to west and is south facing with views over the glen and east to the sea. The property sits in approx 1.86 acres (approx) with its own driveway and is completely enclosed with post & wire fencing and gate at the start of the driveway to the property. The house built in 2005 comprises three bedrooms (one on the ground floor), sitting room, kitchen/diner, 2 bathrooms, utility and sun lounge.





- 3 Bedroom Detached Property
- Detached Garage
- sits in 1.86 acres (approx)
- Close to Village of Brora and Local Amenities
- Stunning Panoramic Views





 Thistle House, Main Street, Golspie, KW10 6TG  
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 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
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## PORCH & HALL

Entry through the porch and into the hallway which leads to sitting room, kitchen diner, bedroom I, shower room and stairs to the first floor bedrooms and bathroom. There are two storage cupboards.

## SITTING ROOM

13'5" x 15'1"

the sitting room has three windows looking out over the views to the south. A wood burner sits in a corner fireplace on top of a Caithness slate hearth. Fitted carpet and vertical blinds included



## SUN LOUNGE

15'8" x 8'6"

Sitting to the west side of the property with windows on three walls, this room gives stunning views across the hillside and glen below.

## KITCHEN/ DINING ROOM

19'4" x 13'5"

A great room for entertaining and with three windows on two sides is an amazing place watching the sunrise over the sea to the east. The room has the kitchen to one side with a peninsula between the kitchen and dining area. The kitchen has an abundance of wall and base units with integrated hob, double oven, hood, dishwasher, fridge and freezer. Fitted carpet and vertical blinds included.



## UTILITY

5'6" x 11'1"

Off the kitchen is the utility with a storage cupboard, worktop with sink and plumbing for washing machine and space for tumble drier below. Rear door leads to the side driveway and then access to the detached garage.



## BEDROOM I

11'5" x 15'6"

A spacious bedroom with two double wardrobes and access to the 'Jack & Jill' shower room



## JACK & JILL SHOWER ROOM

7'6" x 6'9"

A shower room that is accessed from both the hall and bedroom I. Comprising white w/c, wash basin and shower enclosure

## FIRST FLOOR

Stairs lead to the first floor with two double bedrooms and a family bathroom.



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### BEDROOM 2

12'1" x 11'10"

A double bedroom with coombed ceilings and two double wardrobes, Fitted carpet and blinds included.

### BEDROOM 3

12'1" x 13'1"

A double bedroom with coombed ceilings and two double wardrobes, Fitted carpet and blinds included.

### BATHROOM

8'7" x 7'3"

A family bathroom comprising of a white three piece bathroom suite. Velux window



### GARAGE & GARDEN

A detached garage is located to the side of the property with a garage door and locked side door. Turning and parking for approx 5 vehicles. The garden is laid to lawn and extends to 1.86 acres approx.

### ADDITIONAL INFORMATION

Council Tax Band - F

Double Glazed windows

Electric heating

Furniture is available via separate negotiation

All flooring included

Fitted Vertical Blinds included

Full Fibre 300 (FTTH Broadband)



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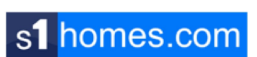
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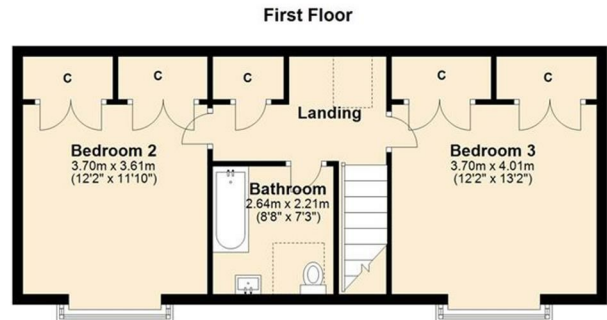
## LOCATION

Fern Cottage is located on an elevated position in the hamlet of Clyne to the west of the village of Brora where you will find all the local amenities and public transport. Private bus take children to primary and secondary schools. Brora is known for its stunning Golf Course

## VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/lgl7lge4cc>

Virtual Tour - <https://youtu.be/-E-XjcsJrxY>



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Plan produced using PlanUp.

### Fern Cottage, Brora

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>67</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Scotland</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>75</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>	EU Directive 2002/91/EC



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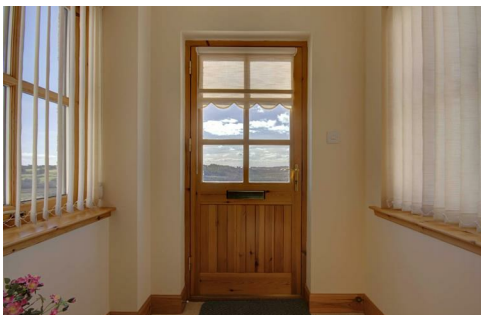


Council Tax  
Highland Council  
Band F

Tenure  
Freehold

Entry  
By mutual agreement

Viewing  
To arrange a viewing of Fern Cottage, West Clyne, Brora,  
Sutherland KW9 6NH, please contact Monster Moves  
on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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