

Drumornie 16 Golf Road

Brora, Sutherland, KW9 6QS

Monster
Moves

Offers Over £365,000



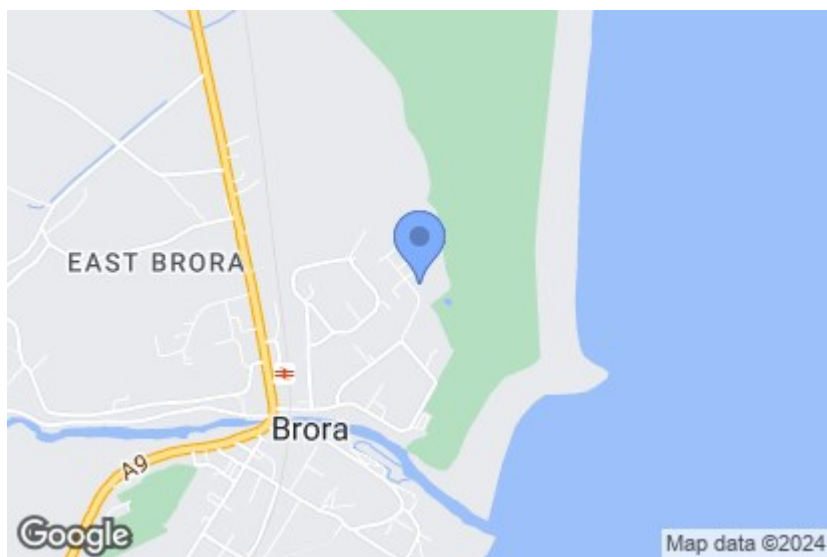
Welcome to this charming detached house located in the desirable area of Golf Road in Brora, this property offers a perfect blend of character and modern living.

As you step inside, you are greeted by two spacious reception rooms, The property boasts four well-proportioned bedrooms, providing ample space for a growing family or accommodating guests. Set in a large garden, Drumornie has a double garage with accommodation above that could, with a little bit of work, be guest accommodation, driveway and parking for many cars.





- 4 Bedroom Detached Villa
- Sea Views
- Pedestrian Access to Brora Golf Course and Beach
- Close to Amenities and Transport Links
- Double Garage
- Large Garden





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

Into the vestibule and then into the central hallway with its original staircase in the centre of the house

SITTING ROOM

12'2" x 20'4"

A large east facing room with windows on three sides. A feature fireplace with electric flame effect fire.

DINING ROOM

13'1" x 9'6"

A formal dining room with dual aspect windows with views out to sea



KITCHEN & UTILITY

13'1" x 11'5" (4'5" x 6'2")

A traditional kitchen of pine wall and base units and a breakfast bar with seating and storage, the hob is located here. The useful larder has plenty of shelving and integrated appliances include a double oven and microwave, a washing machine and dishwasher are located within kitchen cupboards. Just off the kitchen is the utility that holds a chest freezer, a larder fridge freezer and tumble drier along with further shelving

REAR PORCH

From the kitchen there is a door into the rear porch and has space for hanging coats etc. and then an exit to the garden.

SHOWER ROOM

4'11" x 6'2"

Shower room comprises:- white w/c, wash basin in a vanity unit and corner shower enclosure

FIRST FLOOR

A wonderful traditional landing with original wood facings and doors and walk round bannister A glazed window set in the ceiling allows lots of light into the area.

BEDROOM 1 with CLOAKROOM

13'1" x 11'5"

The principle bedroom with dual aspect windows looking to the hills behind Brora and the sea to the east. The room has an abundance of fitted wardrobes and cupboards. An en suite cloakroom is off this room with wash basin and w/c.

BEDROOM 2

12'2" x 9'6"

A double bedroom with the most stunning views north and east with views of the sea and hills.

BEDROOM 3

12'2" x 9'10"

Double bedroom with dual aspect windows over looking Brora Links Golf Course



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BEDROOM 4

13'1" x 9'6"

A double bedroom with dual aspect windows

BATHROOM

the bathroom comprises ; - a wash basin, w/c and bath with overhead shower.

OFFICE STORAGE

4'5" x 5'4"

A large cupboard is presently used as a home office with views across the golf course

GARDEN, GARAGE & DRIVEWAY

A large garden with mature shrubs, trees, borders and large areas of lawn, enclosed with stone walls, fence and gates at driveway. The driveway and turning area is laid to chippings. A double garage with an electric door and an external stairs to the area above (formerly the staff quarters) with a little help could make a useful holiday let or guest accommodation.

ADDITIONAL INFORMATION

Highland Council Tax Band - E

uPVC Windows and External Doors

Electric Storage Heaters

All white goods can be included in sale

LOCATION

Located in Golf Road Brora which is situated on the east coast of Sutherland. just a stones throw to the Brora Links Golf Course and the sandy beach. A quiet road within walking distance of all local amenities and transport links.

VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171geaf5>

Virtual Tour - <https://youtu.be/gEb15ngLrzU>



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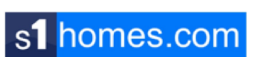
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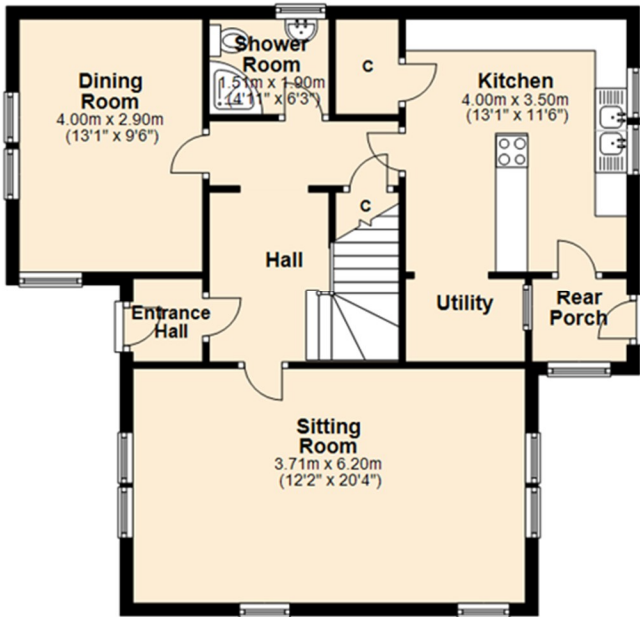
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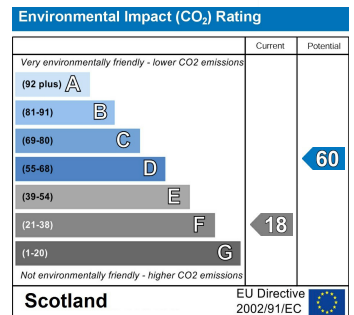
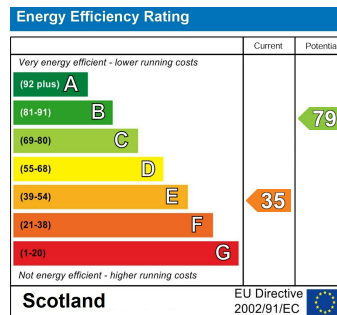
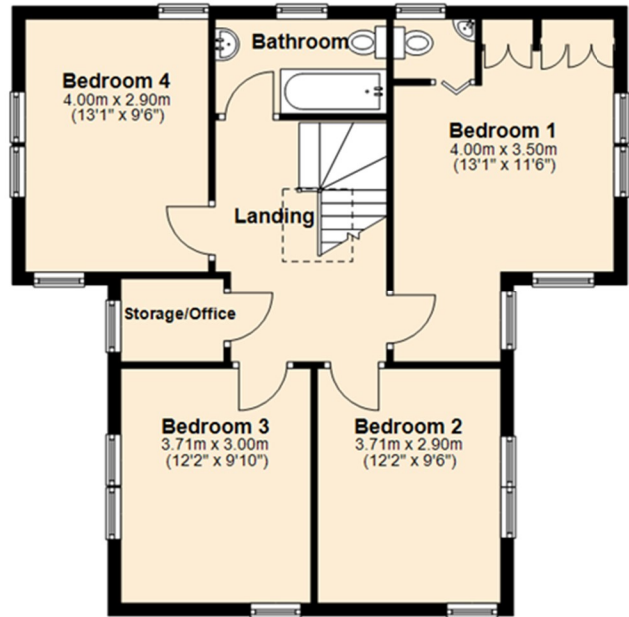
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Ground Floor



First Floor



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Council Tax
Highland Council
Band E

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Drumornie, 16 Golf Road, Brora, Sutherland KW9 6QS, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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