

'Air an Oir' 2 George Street

Brora, Sutherland, KW9 6QA

Monster  
Moves

Offers Over £245,000



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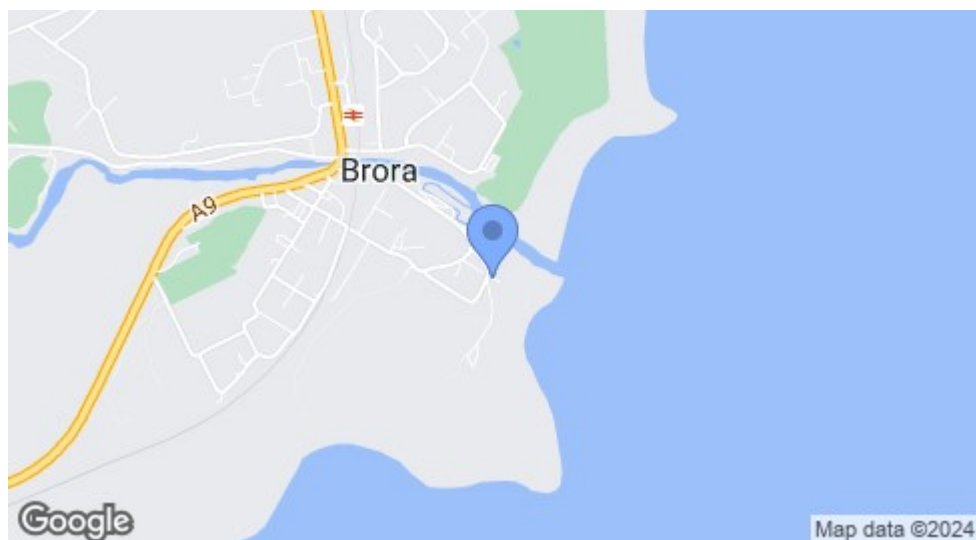
A WOW location, sitting comfortably at the mouth of the river Brora, with views out to sea and to the north along the shoreline, you can sit for hours just watching the sea rolling in. The semi-detached property Air an Oir aptly named 'on the edge' is also a stunning well maintained property on the inside, totally renovated in 1986. Three bedrooms one on the ground floor and neutrally decorated internally.







- 3 Bedroom Property
- Stunning Sea Views
- Located at mouth of River Brora
- Village Location
- Close to Local Amenities
- Access to Public Transport
- Furniture by Separate Negotiation



Thistle House, Main Street, Golspie, KW10 6TG  
 sales@monster-moves.co.uk  
 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
 Inverness - 01463 263063



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## HALL

15'8" x 8'6"

Into this double height hallway with open stairs leading to the first floor, on the ground floor the open plan sitting/dining room and kitchen, bedroom 1 and the shower room. Neutrally decorated and well maintained. A cloak cupboard beside the stairs.

## SITTING/DINING ROOM/KITCHEN

28'10" x 11'5"

The open plan sitting, dining room, kitchen is a wonderful space for entertaining and watching the ever changing seascape. The kitchen is fitted with french Oak base and wall units and integrated oven, hob and fridge/freezer



## UTILITY

8'6" x 5'6"

The utility has a rear exit door and a dishwasher and washing/drying machine. the hot water comes from a dual immersion system, one off peak.

## BEDROOM 1

12'1" x 9'10"

On the ground floor with dual aspect windows is this double bedroom with views over the mouth of the river.



## BATHROOM

6'6" x 5'6"

The shower room has a white w/c and wash basin set in a vanity shelf, Tiled floor and tiled walls and shower enclosure with mains shower.

## FIRST FLOOR

From the hall the open stairs leads to the first floor landing and access to the two bedrooms A velux window lets lots of natural light into the hallway.



## BEDROOM 2 with EN SUITE

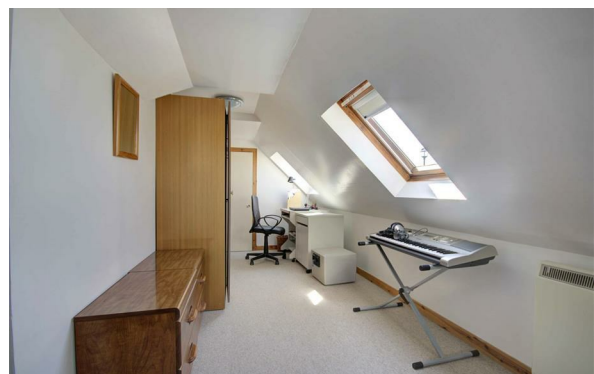
12'1" x 10'5"

The double room has dual aspect windows looking out over the sea and hills to the north, truly spectacular. There is an en suite cloakroom with w/c and wash basin set in a vanity unit.

## BEDROOM 3

22'3" x 6'10"

A deceptive room with twin beds at one side and an area set up as an office. Three velux windows let in plenty of natural light and at either end of the room are 2 large walk in cupboards.



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### GARDEN & PARKING

The garden area is to the front and side, and has off street parking and the rest laid to pebbles for easy maintenance. A shed is located on the land to the rear.

### LOCATION

Alr an Oir meaning 'On the Edge' is located in lower Brora at the mouth of the river Brora and has stunning views out to sea and long the shoreline looking north to the hills. A truly WOW location

### VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171gf8a4>

Virtual Tour - [https://youtu.be/V\\_s5QxBvm3k](https://youtu.be/V_s5QxBvm3k)

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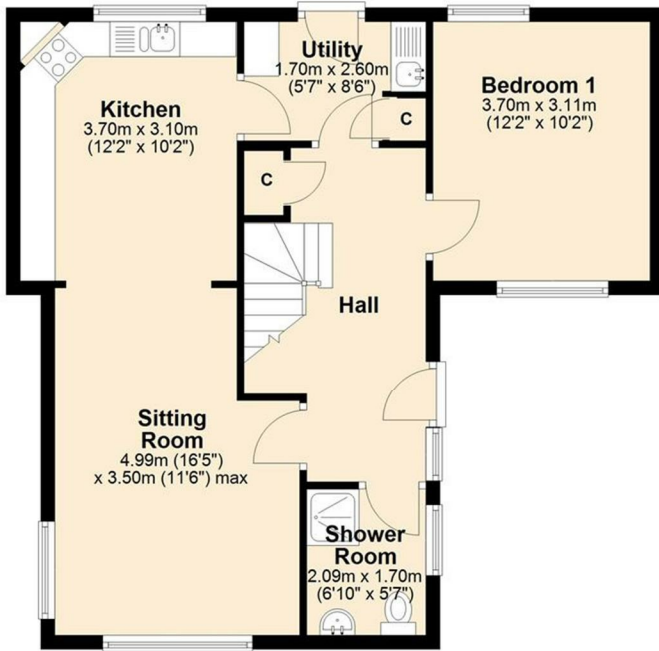


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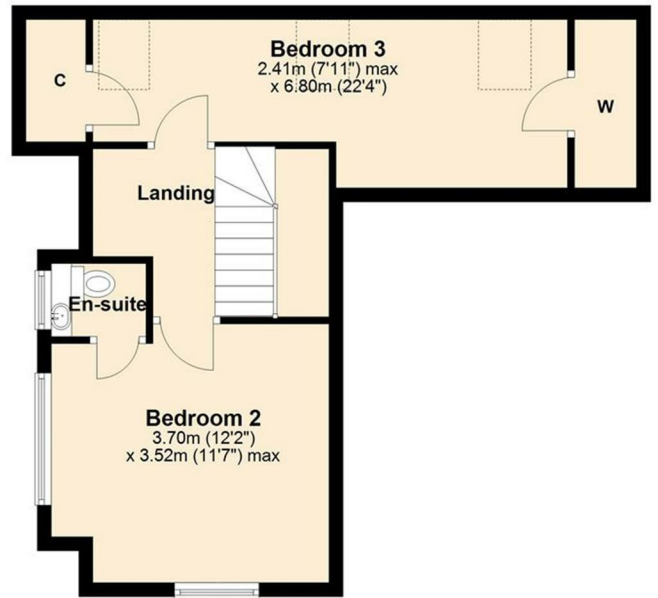




**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</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>34</b>               | <b>82</b> |
| <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>  |  |                         |           |
| (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>17</b>               | <b>62</b> |
| <b>Scotland</b>   |  | EU Directive 2002/91/EC |           |



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Council Tax Band- C

Tenure - Freehold

Entry By mutual agreement

### Viewing

To arrange a viewing of Air an Oir, 2 George Street, Brora, Sutherland KW9 6QA, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

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