

4 Lord Stafford Cottages

Brora, Sutherland, KW9 6PS

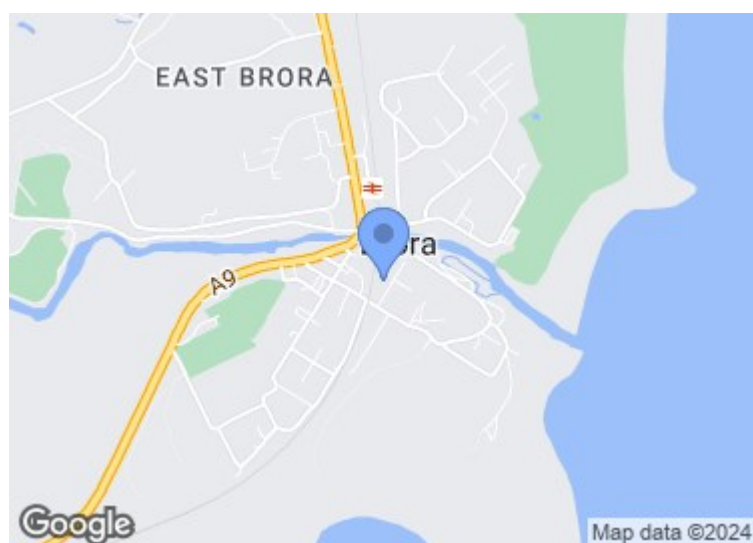


Offers Over £155,000



4 Lord Stafford Cottages provides an idyllic village location in Brora on the east coast of Sutherland. Built circa 1890 with a 1960s extension, this four-bedroom characterful property boasts bright, fresh decor throughout. Electric storage and panel heaters ensure year-round comfort, while the idyllic village location places you moments from local amenities, nearby Brora Beach and Brora Golf Course. Enjoy picturesque views of the surrounding hills from the comfort of your new home. Access to No 4 is to the right and round no 1 and 5.





- 4 Bedroom Villa
- Village Location
- Close to Beach & Golf Course
- All Furniture & White Goods Negotiable
- No Off Street Parking
- Please use Car Park in Gower Street

Thistle House, Main Street, Golspie, KW10 6TG
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HALL

Enter the property into a hall with storage cupboard and access to bedroom 4. A glass door leads through to the internal hall and stairs to first floor.

SITTING ROOM

11'5" x 11'9"

A cosy sitting room with newly fitted carpet. The electric stove and surrounding fireplace provides a pleasant focal point in the room.

KITCHEN/DINER

11'5" x 11'5"

The kitchen/diner has ample base, wall units and worktops along three walls. There is space for a table and chairs.



BEDROOM 4

9'10" x 9'10"

Presently used as a bedroom but could also be used as a home office or dining room.

FIRST FLOOR

BEDROOM 1

9'10" x 12'5"

A double bedroom, looking westerly, with ample space for bedroom furniture.



BEDROOM 2

11'5" x 8'10"

A double bedroom with views to the hills behind Brora.



BEDROOM 3

6'10" x 10'2"

A single bedroom with views over the garden.

BATHROOM

6'6" x 5'2"

The bathroom comprises a white three piece suite;- wash basin, w/c and bath with overhead shower.

GARDEN

An enclosed garden laid to lawn. Gate to pathway to the road.



ADDITIONAL INFORMATION

Council Tax Band - A

uPVC White windows

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PRS
Property Redress Scheme



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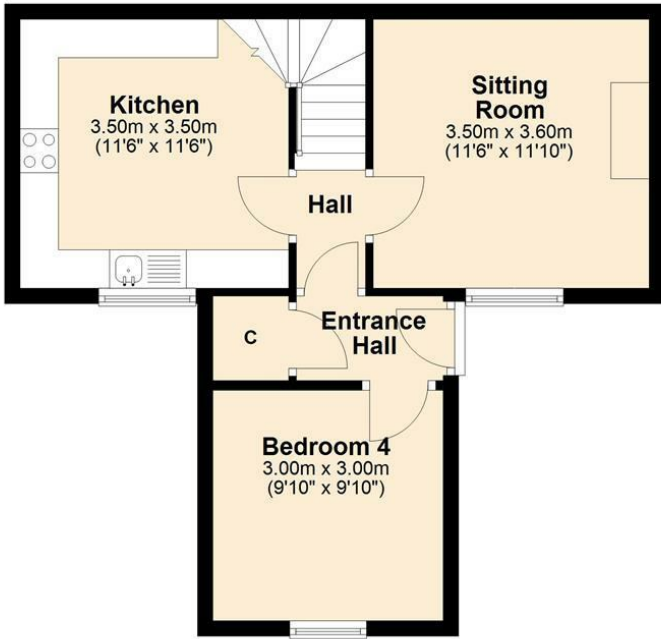
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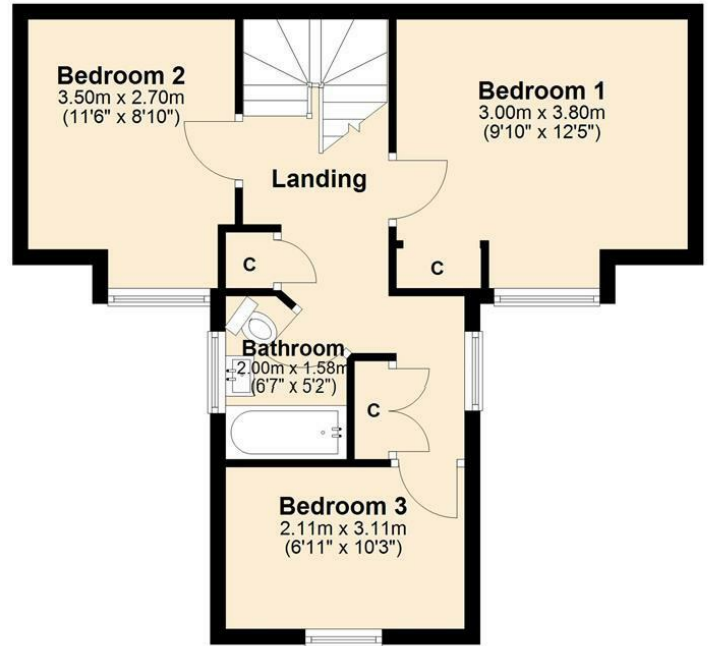
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Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	47
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



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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