

Aspen Cottage Dalchalm

Brora, Sutherland, KW9 6LP

Offers Over £325,000



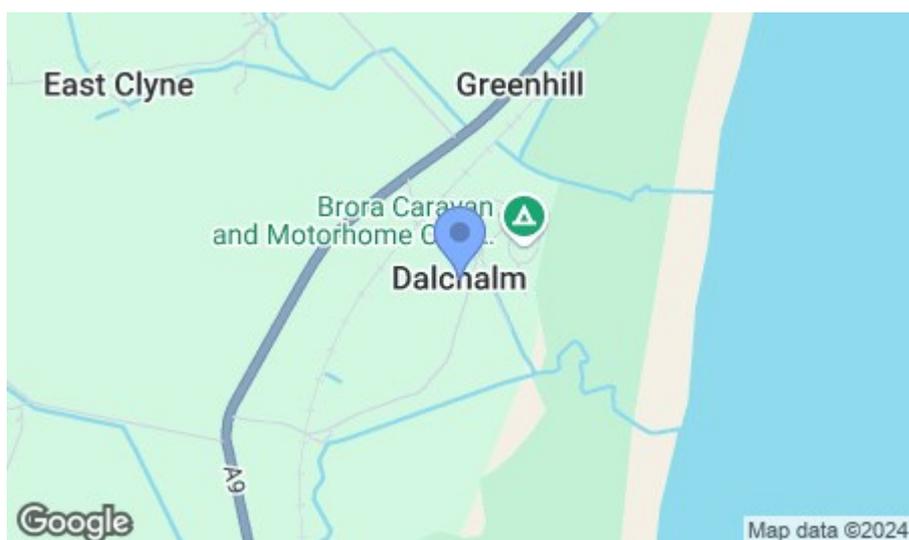
Aspen is a 4 bedroom cottage and 2 letting cabins, located in the sought after area of Dalchalm over looking the North Sea and Brora Golf Course. As well as the cottage, there are 2 large, 1 bedroom cabins built in the garden with views to the golf course. The property has a driveway and workshops located below the raised decked area which leads down to the grassed area.

This property is for those looking to have a change of lifestyle, living by the sea and having an income from Holiday Lets. (with appropriate Licenses)





- 4 Bedroom Detached Property
- 2 x Log Cabins
- Panoramic Sea Views
- Income Potential
- Sits in 0.5 acre garden (approx)



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
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Sutherland - 01408 525001
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SITTING ROOM

13'1" x 20'11"

A spacious room with a large window, and double doors leading to the dining room, a multi fuel stove sits in front of a fireplace on Caithness slate hearth.

DINING ROOM

9'6" x 9'10"

Double doors access the dining room from the sitting room and then into the kitchen. French doors lead out to the raised decked area and views out to sea.



KITCHEN

9'6" x 14'5"

The galley kitchen has ample worktop space along with base and wall units. Space for cooker and under counter fridge. A rear door leads out on to the raised deck again with stunning panoramic views

UTILITY & CLOAKROOM

5'7" x 6'0"

Off the kitchen is a utility room with sink and plumbing for a washing machine another door leads to the cloakroom with w/c



BEDROOM 4

17'0" x 9'10"

A ground floor bedroom with dual aspect windows to front and side of house.

FIRST FLOOR

Stairs lead to the first floor, three bedrooms (one with en suite) and bathroom.



BEDROOM 1 with EN SUITE

18'11" x 9'10", 6'6" x 6'6"

A large bedroom with coombed ceiling fitted wardrobe and en suite shower room.

BEDROOM 2

18'11" x 9'8"

A double bedroom with fitted carpet.

BEDROOM 3

8'10" x 13'9"

Double bedroom with fitted carpet and looks over Golf course and sea.



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CABINS

There are 2 large one bedroom cabins located in the garden below and to the side of the house. They have potential to earn an income from holiday or long term rentals (with appropriate licenses) they were built in 2014 and the first one has just had new kitchen and shower room.

GARDEN

The garden encompasses the house , driveway and grassed area to the front of the property which is mainly laid to lawn.

LOCATION

Located to north of the seaside village of Brora on the east coast of Sutherland, Dalchalm is a much desired area due to the stunning views out to sea and the proximity to the beach and Brora Golf Course. Aspen is also located on the NC500 Tourist Route and has potential to capture tourists doing the Route.

What3words///shatters.gymnasium.prowling

VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/IgI7Igl0632>

Virtual Tour - <https://youtu.be/BVar2oK99BA>



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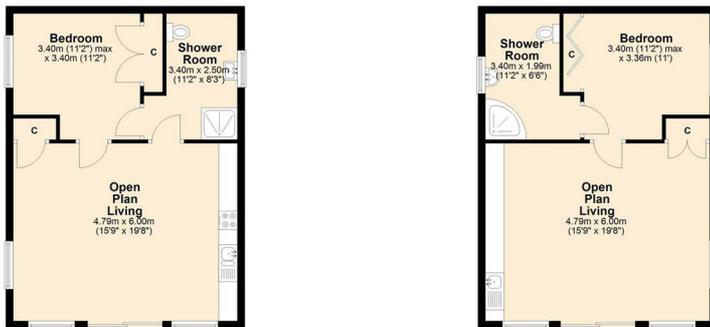
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Ground Floor



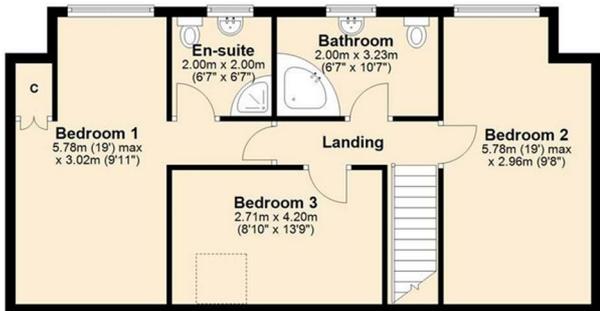
Seaview & Sutherland Lodge



For illustrative purposes only. Produced by Monster Moves Ltd 2024. Plan produced using PlanUp.

Seaview & Sutherland Lodge, Aspen, Dalchalm, Brora

First Floor



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Aspen, Dalchalm, Brora

Energy Performance Certificate (EPC)

Scotland

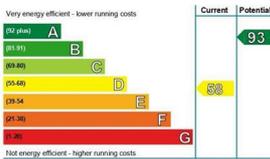
SEAVIEW LODGE, DALCHALM, BRORA, KW9 6LP
 Dwelling type: Detached bungalow
 Date of assessment: 17 May 2024
 Date of certificate: 03 June 2024
 Total floor area: 48 m²
 Primary Energy Indicator: 399 kWh/m²/year
 Reference number: 1714-4625-7430-2133-6292
 Type of assessment: RiSAP, existing dwelling
 Approved Organisation: Elmhurst
 Main heating and fuel: Room heaters, electric

You can use this document to:

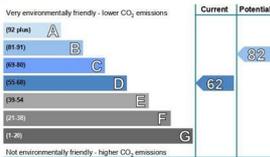
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£5,823	See your recommendations report for more information
Over 3 years you could save*	£2,721	

*based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions



Energy Efficiency Rating
 This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.
 Your current rating is band D (58). The average rating for EPCs in Scotland is band D (61).
 The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating
 This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.
 Your current rating is band D (62). The average rating for EPCs in Scotland is band D (59).
 The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

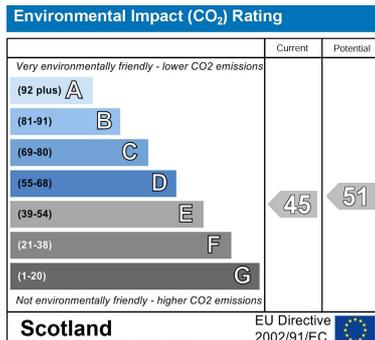
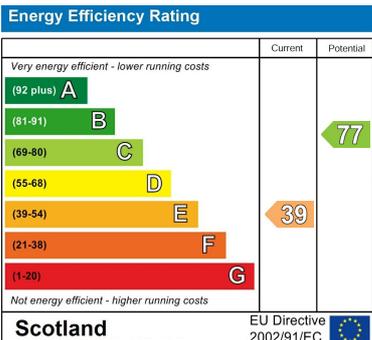
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£207.00
2 High heat retention storage heaters	£800 - £1,200	£1890.00
3 Solar water heating	£4,000 - £6,000	£627.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greeners.scotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE



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Council Tax
Highland Council
Band E

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Aspen Cottage, Dalchalm, Brora, Sutherland KW9 6LP, 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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