

5 Academy Street
Brora, Sutherland, KW9 6QP



Offers Over £170,000



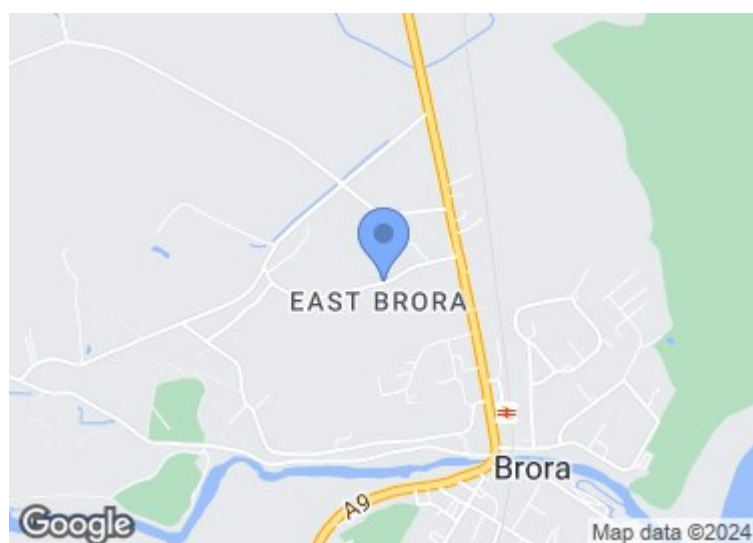
A delightful two bedroom cottage with a large ground floor;- two sitting rooms, dining room and kitchen. The kitchen and shower room have been recently fitted and the property has been refurbished.

A new workshop has been built at the front of the property and there is off street parking for two vehicles.





- 2 Bedroom Semi detached Cottage
- Enclosed Gardens Front and Rear
- Off Street Parking & Large Workshop
- Close to Local Amenities & Beach
- Rewired in 2022





 Thisle House, Main Street, Golspie, KW10 6TG
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 www.monster-moves.co.uk
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PORCH AND HALL

From the pavement into the porch and then into the hall with access to the sitting room and stairs to the first floor.

SITTING ROOM/LOUNGE

12'1" x 11'5", 12'1" x 11'5"

The sitting room/lounge is an open plan area along the length of the cottage, with dual aspect windows and a multi fuel burner in the lounge., this is a spacious and multi functional space.

KITCHEN

12'5" x 8'2"

The newly fitted kitchen in soft grey, has base and wall units and integrated hob, oven, microwave, fridge/freezer and dishwasher.



DINING ROOM/ SUN LOUNGE

9'10" x 13'9"

The dining room can also be a sun lounge and overlooks the rear garden. In the corner is plumbing for a washing machine.

CLOAKROOM

A cloakroom with wash basin and w/c and a barn door.

FIRST FLOOR

Stairs to the first floor, two double bedrooms and a shower room.

BEDROOM 1

10'2" x 11'5"

A double bedroom with coombed ceiling and fitted wardrobes and dressing table.



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BEDROOM 2

10'2" x 9'2"

A double bedroom with coombed ceiling and fitted wardrobes.

SHOWER ROOM

Newly installed shower room with walk in shower enclosure , wash basin in a grey vanity unit with storage and a w/c

GARDEN & WORKSHOP

The enclosed rear garden is terraced with walls and slabs and mature planting. Across the road is a further enclosed garden laid to lawn, a large workshop and off street parking for 2 vehicles.

LOCATION

Located in the east coast village of Brora, close to the beach and local amenities. Set on the A9, NC 500 Route, It is 58 miles south to the city of Inverness and the airport. Brora has both train and public bus routes.

VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/lgl7lgl17fc>

Video Walkthrough - https://youtu.be/NPE_pgbkjdI



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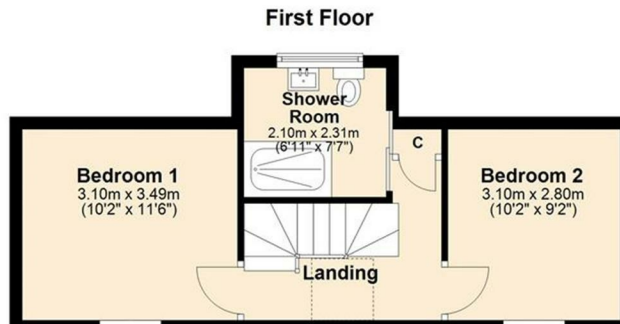
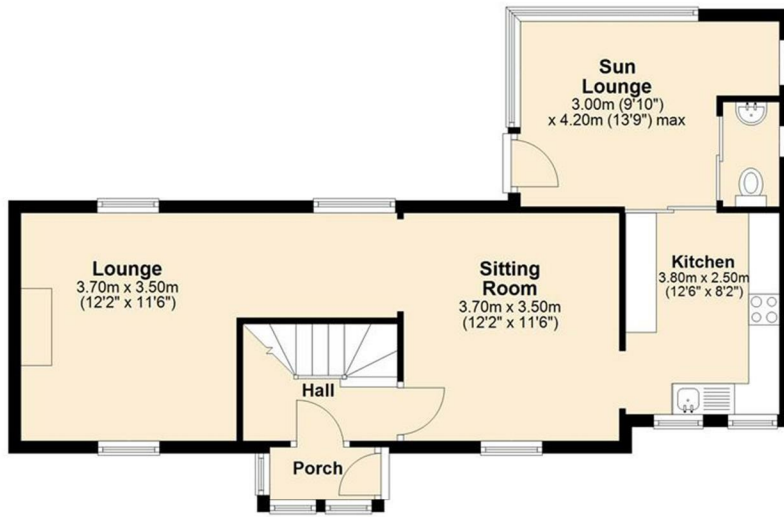
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Zoopla

onTheMarket.com

PrimeLocation.com

s1homes.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		41	80
	EU Directive 2002/91/EC		

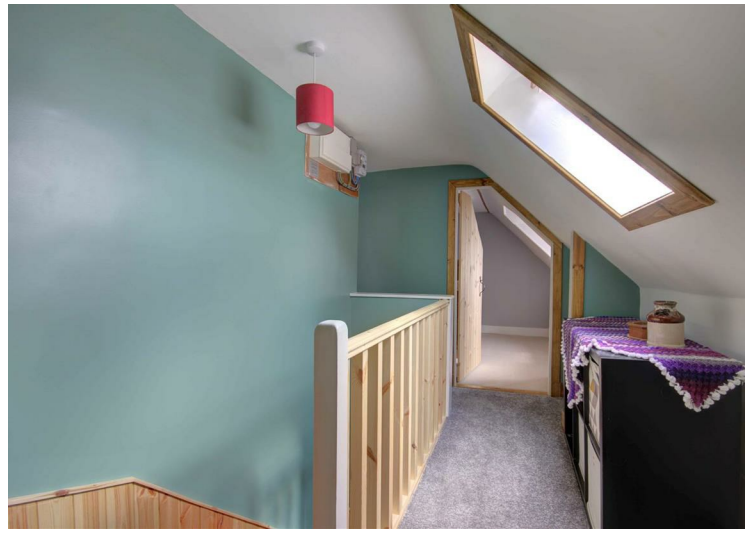
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		35	73
	EU Directive 2002/91/EC		






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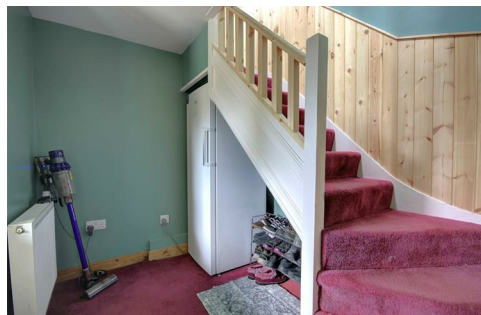


Council Tax
Highland Council Tax Band C

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 5 Academy Street, Brora,
Sutherland KW9 6QP, 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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