

St. Margarets Park Terrace

Brora, Sutherland, KW9 6ND



Offers Over £280,000

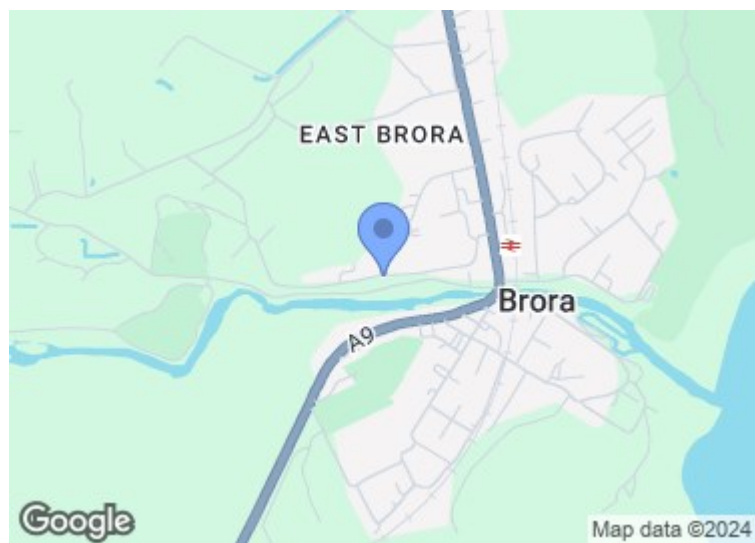


St Margaret's is a period detached cottage built circa 1940 and has many period features. The bungalow has recently been renovated and has four bedrooms, sitting room, kitchen/diner, utility and spacious hallway. The ceilings are high and have the original picture and dado rails, skirtings and door surrounds. The property sits in a large enclosed garden with long driveway and double garage to the side.





- 4 Bedroom Detached Bungalow
- Period Feature Property
- Recently Renovated
- Large Garden & Garage
- Edge of Village Location
- Close to All Local Amenities



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

Entrance to this art deco property is via the front door into a spacious hall. With a skylight above letting lots of light into the hall. There is a mural on the large wall and original quarry tile flooring. At either side of the front door are storage cupboards

SITTING ROOM

14'9" x 12'5"

The living room has a bay window and an open fireplace with a log burner sitting on a hearth. Picture rails and a dado rail and fitted carpet

BEDROOM 1

14'9" x 12'5"

A double room with window facing the side of the property, newly decorated and fitted carpet.

BEDROOM 2

10'9" x 9'10"

A double room with window facing the side of the property, newly decorated and fitted carpet.

BEDROOM 3

10'9" x 9'10"

A double room with window facing the side of the property, newly decorated and fitted carpet.

BEDROOM 4

14'5" x 19'8"

Bedroom four is situated to the front of the property and has an original corner dresser, bay window, newly decorated and fitted carpet.

SHOWER ROOM

13'5" x 10'5"

A spacious shower room comprising:- walk in shower enclosure with mains power shower, a wash basin sits on top of a vanity unit, w/c with enclosed cistern. There are two frosted windows that look into the utility room for light and ventilation.

KITCHEN

14'5" x 19'8", 12'5"

A newly fitted kitchen with grey handleless gloss base and wall units with an integrated dishwasher, double oven, 3 ring gas hob and hood above, space for a larger fridge. A dining area with ample space for a large dining table and chairs. The original features have been kept, a fitted dresser and the waiter bell control are both still in situ. Dual aspect windows with lots of light flooding in.



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UTILITY & BOILER ROOM

From the kitchen there is a boiler room between the kitchen and utility. The boiler room houses the boiler and makes excellent drying area for outdoor clothes and footwear. The utility is a large room with base units, worktop space and a sink and drainer. Plenty of space for storage. Off this room is a cloakroom, handy for access from the garden.



GARAGE & GARDEN

The house has a garden on three sides with a driveway leading to the large garage. To the rear of the property, accessed from the utility is a terrace and then a large grassed area, totally enclosed with a new 5 ft fence. The front garden has a mature hedge within the wall and a grassed area either side of the path to the front door. A large garage with electric door and a second level attic space that is floored. In the rear garden is a storage shed and log store .

LOCATION

The village of Brora is conveniently situated on the NC500 and A9 on the east coast of Sutherland and lies halfway between the Inverness and Wick (just over an hour to either), and is approximately one and a half hours



drive to Inverness airport. Brora has all amenities in the village;- medical centre, primary school, restaurants, takeaways and local co-op. Brora has an excellent 18 Hole Links Golf Course, unspoilt stretches of sandy beaches and a quaint harbour at the mouth of the river. It is a short drive inland to scenic Loch Brora. Brora is an ideal base for outdoor activities such as fishing, horse-riding and hill walking.
What3words ///savings.widest.clutches



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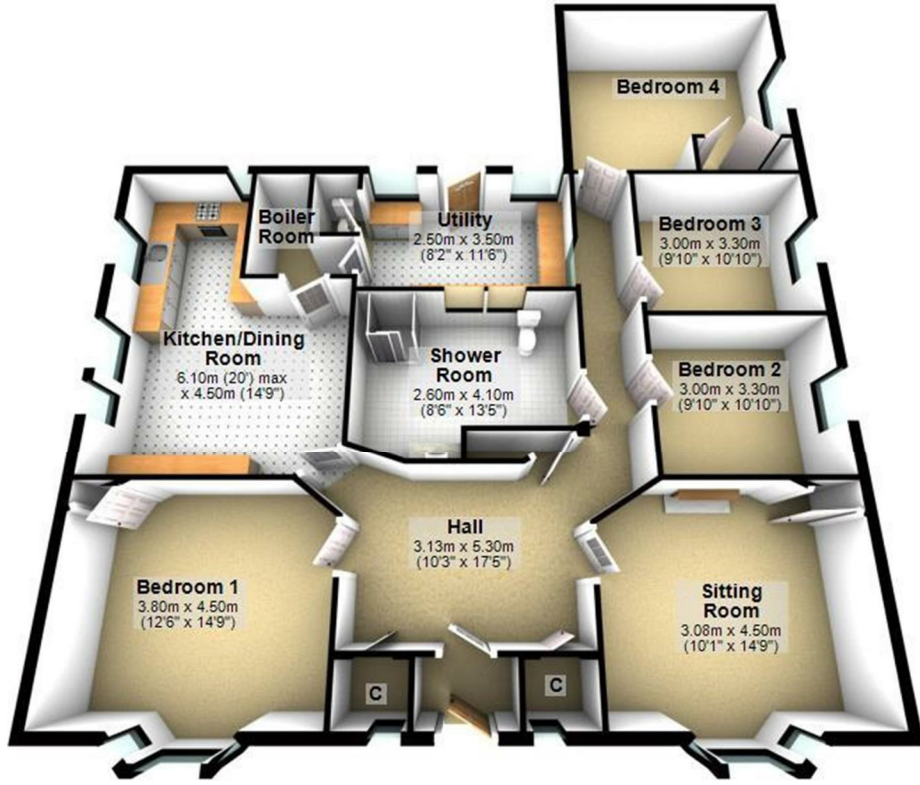
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Ground Floor



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Plan produced using PlanUp.



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		61	76
	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		52	69
	EU Directive 2002/91/EC		



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Council Tax
Highland Council Tax Band D

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of St Margarets, Park Terrace, Brora, Sutherland KW9 6ND, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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