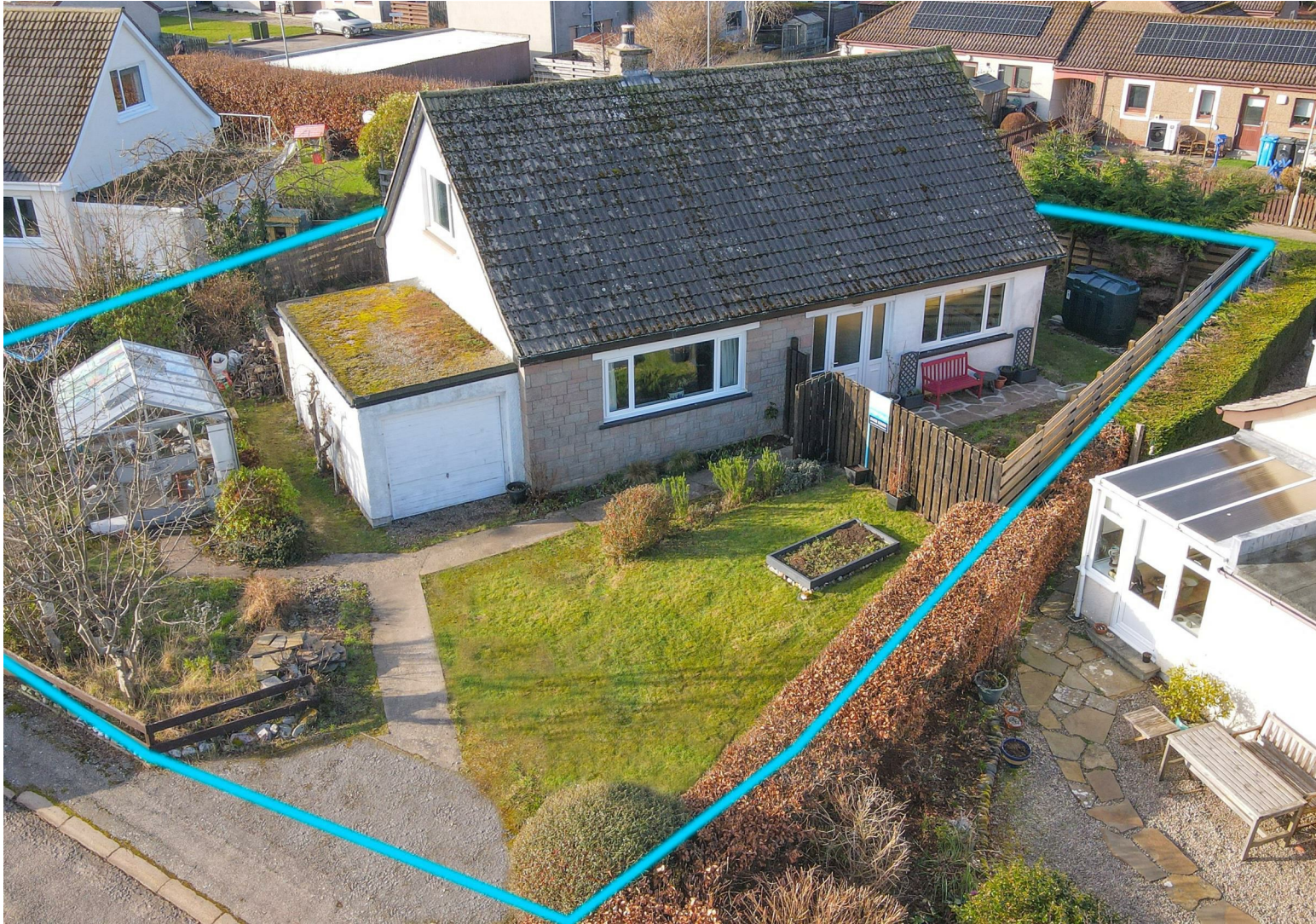


Ardchoille Golf Road
Brora, Sutherland, KW9 6QT

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Offers Over £280,000



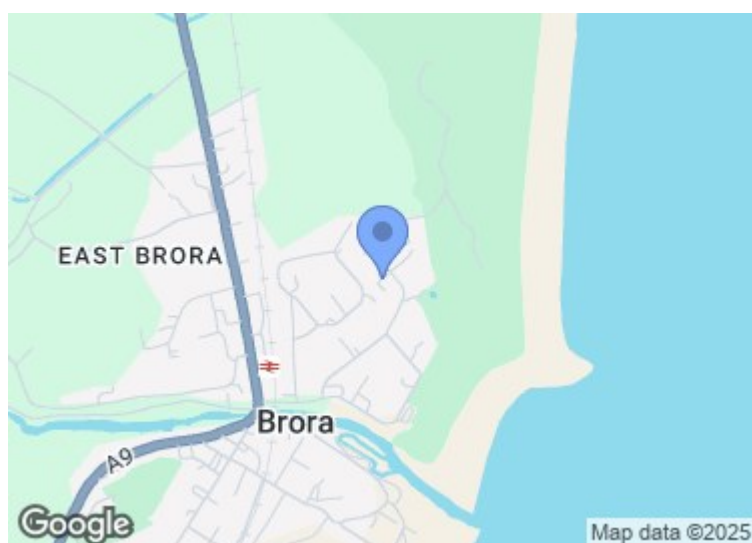
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Ardchoille is a spacious 4 bedroom detached, 1 1/2 storey property located on Golf Road, a much desired area of Brora, close to the beach, golf course and shops. The property has been recently upgraded with a new kitchen and fresh decor, and sits in an enclosed, sheltered, mature garden with off street parking in front of the single garage. The ground floor comprises:- lounge, kitchen, dining room (Bedroom 4), shower room and bedroom 3. First floor:- 2 double bedrooms, study and w/c.





- 4 Bedroom Detached Property with Study
- Single Garage & Off Street Parking
- Enclosed Mature Garden & Greenhouse
- Quiet Cul-de-sac
- Close to the Beach & Golf Course



PRS
Property Redress Scheme



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HALL & STAIRS

Entry to Ardchoille leads in to the hall with eco friendly cork flooring, from which stairs lead to the first floor and access is provided to all ground floor rooms. There is also a useful under stairs coat cupboard.

SITTING ROOM

18'8" x 12'1"

The sitting room has an easily reinstated open fireplace and a large window allowing for lots of light to come through. A glass door leads through to the kitchen.

KITCHEN

18'8" x 11'9"

A large room featuring new eco friendly cork flooring, with newly fitted units and a large island with integral sink, hob and retractable extraction. Two windows overlook, and patio doors lead to the rear private garden and decked area.

DINING ROOM

10'9" x 10'2"

Presently set up as a dining room and overlooks the rear garden, but could also be bedroom 4

13'1" x 11'11"

Bedroom 3 is accessed from the hall and faces the front garden.

SHOWER ROOM

7'2" x 6'10"

The shower room has a white pedestal wash basin, w/c and shower enclosure and has new eco friendly cork flooring.

FIRST FLOOR

The stairs have iron spindles and carpeted tread and leads to the two main bedrooms, the office/study and a useful cloakroom. There is a linen cupboard on the landing.

BEDROOM 1

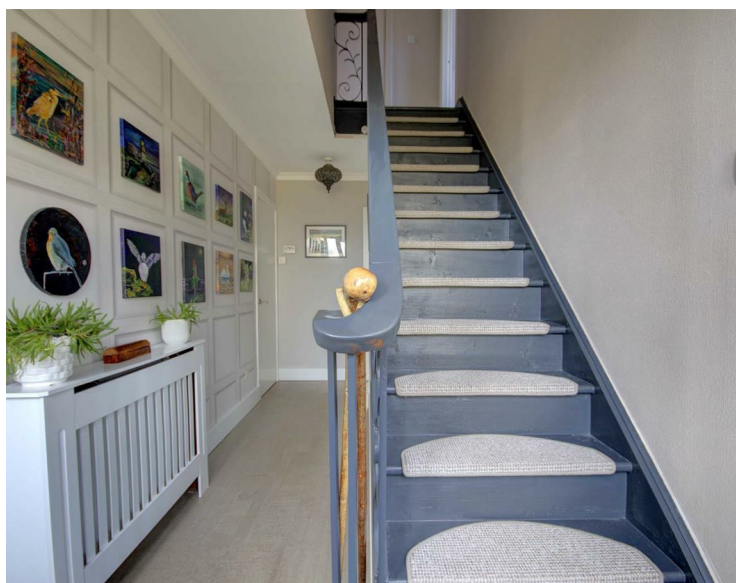
15'1" x 13'9"

A large bedroom with coombed ceiling and window in the gable wall. Large storage cupboard.

BEDROOM 2

15'1" x 12'1"

A double bedroom with panoramic views of the hill and sea.



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STUDY

9'2" x 6'10"

A double room that is presently used as a study.

CLOAKROOM

5'2" x 1'11"

A cleverly fitted cloakroom in the eaves with a wash basin and w/c.

GARDEN

The house sits centrally in the enclosed garden and has mature planting all around. The driveway leads to the front of the property and has space for 2 cars off street parking.

LOCATION

Golf Road is a great location in the coastal village of Brora. The property sits in a quiet cul-de-sac and is walking distance to shops, doctors, restaurants, golf course, bowling club, community hub, and to the long sandy beach. Brora has good public transport links, north to Wick/Thurso and south to Inverness with a regular bus and train service throughout the day.

To find the house easily use what3words //flat.media.lilac



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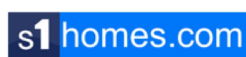
Inverness - 01463 263063

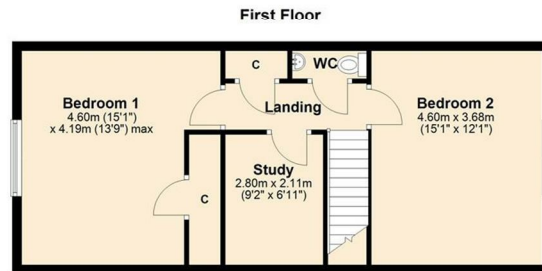
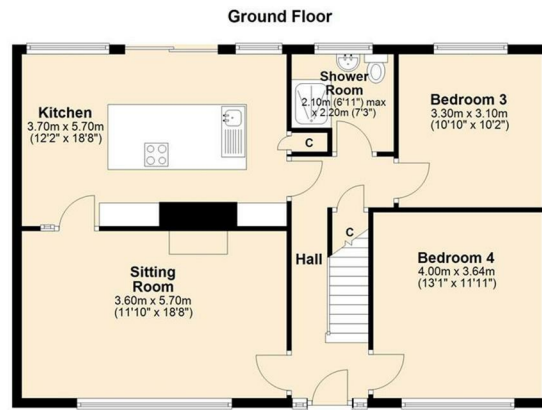


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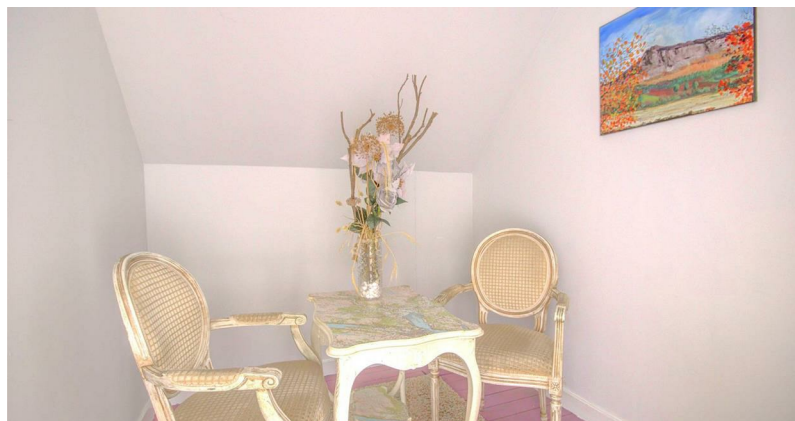
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Ardchoille, Golf Road, Brora



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Council Tax
Highland Council Tax Band E

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Ardchoille, Golf Road, Brora,
please contact Monster Moves on 01408 525001 or
email sales@monster-moves.co.uk

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		
	64	78
Scotland		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		
	56	71
Scotland		EU Directive 2002/91/EC



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