

1 Carrol Crescent

Brora, Sutherland, KW9 6PQ

Offers Over £140,000

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Moves



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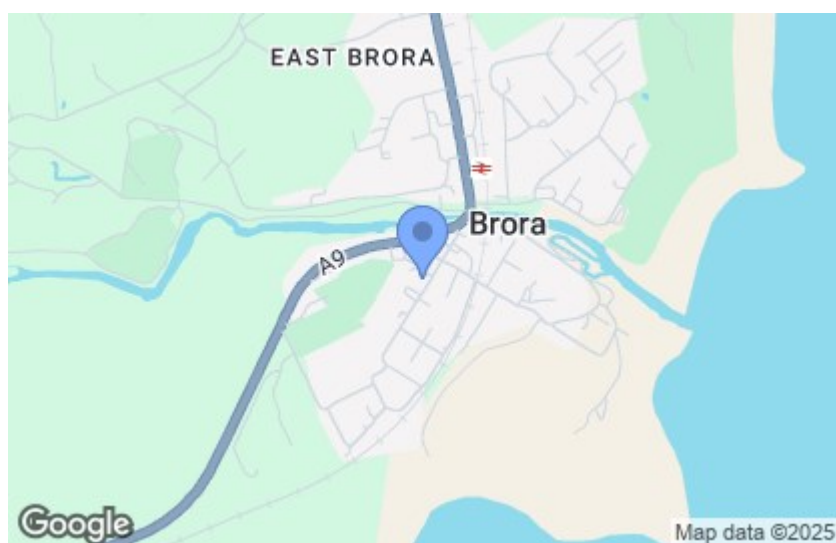
A newly refurbished and upgraded Semi-detached 3 bedroom property located in the coastal village of Brora. This substantial house has recently been renovated and rewired to a modern family home and now incorporates a shower room on the first floor. All flooring is included and care has been taken to paint and tidy up the outside of the property.







- 3 Bedroom Semi-Detached Property
- Newly Refurbished to High Standard
- Close to Primary School and Local Amenities
- Nearby Public Transport Links
- Coastal Village Location



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
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## HALL, STAIRS & LANDING

Entering this newly refurbished property it is evident that the house has been renovated to a high standard. Under the stairs is storage for coats and outdoor wear. Another storage cupboard is in the hall.

## LOUNGE/KITCHEN

The recent renovations have opened up the lounge and kitchen to a great social family room. There is a newly fitted log burner on top of a slate hearth, tiled surround and a wooden mantle set in the wall. The kitchen is new from Howdens and has many base and wall units with integrated oven, hob and cooker hood, free standing fridge/freezer and dishwasher along with a breakfast bar. An external door leads to the rear garden. Laminate flooring throughout the ground floor.

## BATHROOM

The newly installed white three piece suite :- wash basin, w/c and bath with overhead electric shower. Heated towel rail.

## FIRST FLOOR

A light and open landing with window above the stairs and access to three bedrooms and shower room. An access ladder leads to the attic with floored area and lots of storage.

## BEDROOM 1

A spacious bedroom with two windows and fitted wardrobe and carpet.

## BEDROOM 2

A double bedroom with fitted cupboard and carpet.

## BEDROOM 3

A single bedroom with fitted carpet.

## SHOWER ROOM

The shower room has white wash basin and w/c, and a large quadrant enclosure with mains shower. Vinyl flooring.

## GARDEN

The enclosed garden to the front is laid to grass and a path leads around the side to the rear garden which is also laid to grass.

## LOCATION

Located in the coastal village of Brora on the east coast of Sutherland. Brora has the main A9 road going through it making it easy access north or south Inverness is some 55 miles south. As well as the sandy beaches Brora is well known for its 18 Hole Links Golf course, and other outdoor pursuits, swimming, kayaking, cycling, walking, horse riding. The primary school is in the village and high school kids are transported 5 miles south to Golspie. Clynelish Distillery and the new Brora Heritage Centre are both attractions to the area as well as restaurants and hotels. Public transport ( bus & train) go through the village.



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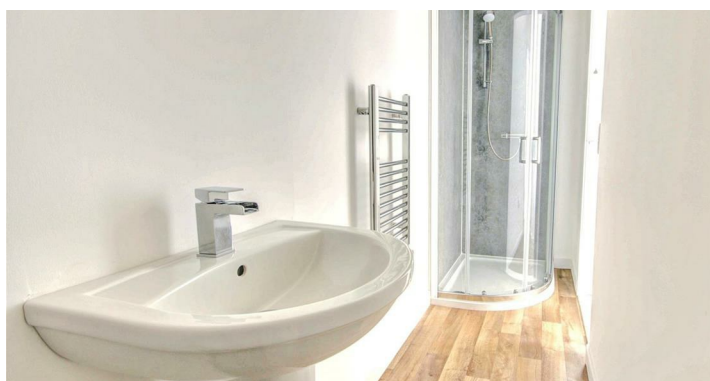


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**PRS**  
Property Redress Scheme



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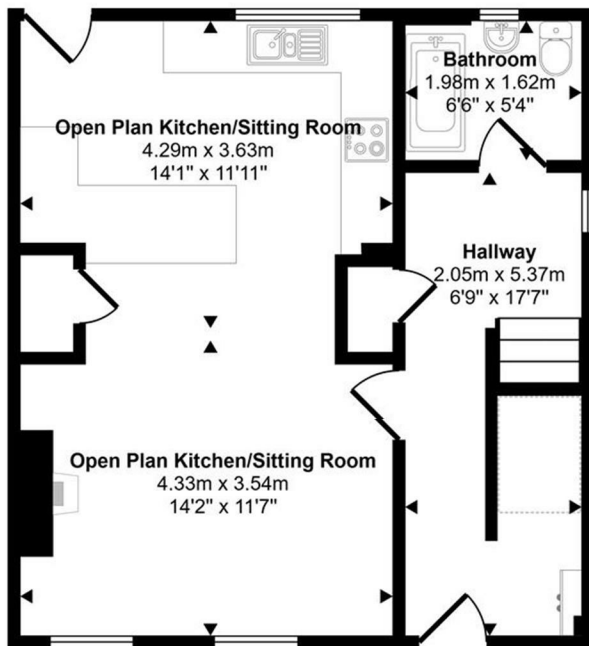
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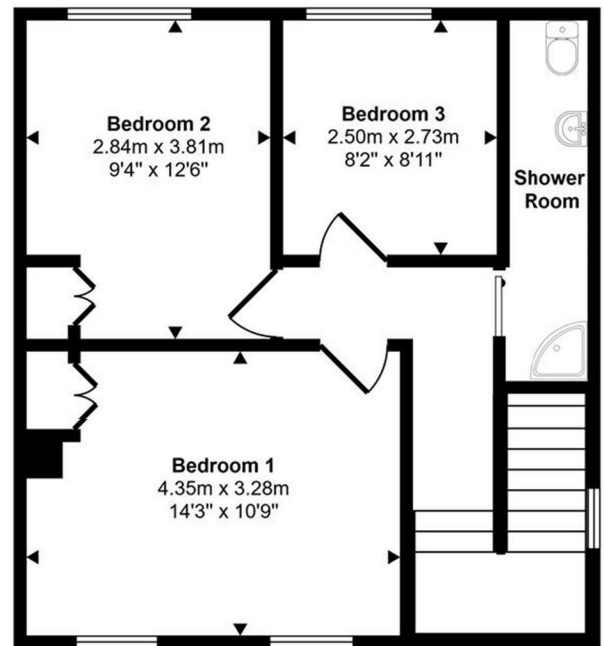
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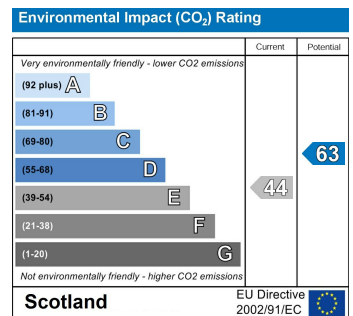
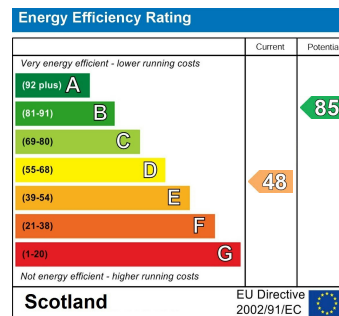


**Ground Floor**  
Approx 47 sq m / 504 sq ft

Denotes head height below 1.5m



**First Floor**  
Approx 47 sq m / 506 sq ft



**PRS**  
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**Living Wage**  
Foundation

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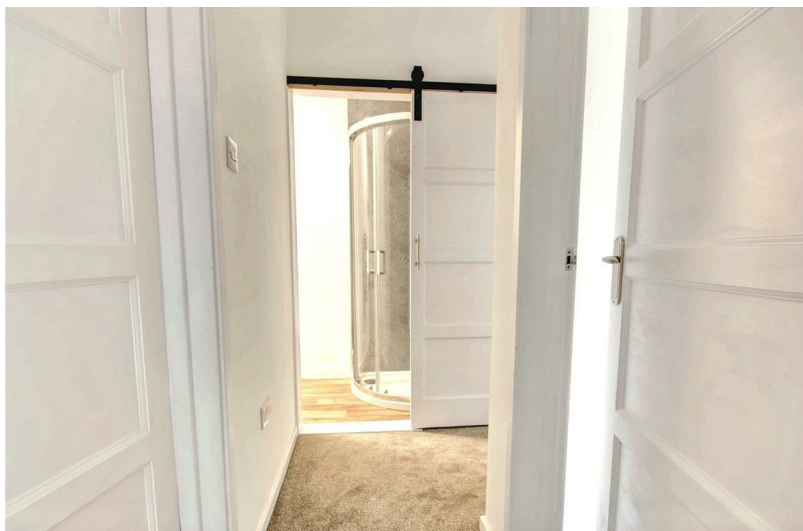
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**Council Tax**  
Highland Council Band B

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of 1 Carrol Crescent, Brora,  
Sutherland KW9 6PQ, please contact Monster  
Moves on 01408 525001 or email [sales@monster-](mailto:sales@monster-moves.co.uk)  
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