



9 Mill Way, Brora, KW9 6AD

Offers Over £140,000



REF: 60809



This delightful, two-bedroom, semi-detached bungalow is located in the village of Brora, situated right in the heart of Sutherland. In good condition throughout, the property benefits from electric heating, double glazing and off-street parking. With well-proportioned rooms and ample storage, this property represents an ideal family home or for someone looking to downsize.

Viewing is highly recommended to fully appreciate this charming bungalow and convenient location.

The accommodation consists of: an entrance L-shaped hall with three large storage cupboards, one housing the hot water tank and access to the attic; a spacious lounge/dining with large window allowing the room to flood with natural light and ample room for dining; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktop, tiling to splash back, integrated electric oven, hob and extractor, space for fridge freezer and washing machine and access to the rear garden; master bedroom with built-in triple mirrored wardrobes; further double bedroom with double mirror wardrobes; bathroom comprising wash hand basin, WC and bath with mains powered shower over.

The garden to the front of the property is laid to lawn while the fully enclosed rear garden is of generous size, laid to lawn and benefits from a large timber shed. A locbloc driveway to the side of the property provides ample off-street parking for several cars.

The property is only a few minutes' walk from Brora village centre which offers an excellent range of facilities which include shops, Post Office, hotels and restaurants. The Railway Station which is located nearby provides a convenient rail link to Inverness. Primary education is provided in the village while Secondary education provided at nearby Golspie High School. Brora beach, golf course and harbour are also within easy walking distance also within easy reach is the Royal Burgh of Tain and Dornoch, both of which offer excellent facilities and amenities, including Golf courses and stunning beaches.

Inverness, the main business centre in the Highlands is approximately 60 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

**Kitchen**                    **2.96m x 2.80m (9'9 x 9'2)**

**Lounge/Diner**           **6.52m x 3.55m (21'5 x 11'8)**

**Bedroom 1**                **3.28m x 2.95m (10'9 x 9'8)**

**Bedroom 2**               **3.21m x 3.10m (10'6 x 10'2)**

**Bathroom**               **2.11m x 2.06m (6'11 x 6'9)**



**General**

All floor coverings, light fittings, blinds, oven, hob, extractor and garden shed are included in the asking price.

**Services**

Mains water, drainage and electric.

**Council Tax**

Council Tax Band C

**EPC Rating**

C

**Post Code**

KW9 6AD

**Entry**

By mutual agreement.

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

LB/EB/MILL0411/0001

**Price**

Offers Over £140,000

**Directions**

Take the A9 to Brora and continue into the village, crossing over the bridge and taking Park Terrace on your left-hand side. Turn right into Mill way and the property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

