

13 Johnstone Crescent, Brora, Sutherland KW9 6PH

Offers Over £120,000





13 Johnstone Crescent, Brora, is a semi-detached property which enjoys an excellent corner location on the edge of the village. The property has superb views to the south east over the Moray Firth. Accommodation: Entrance Vestibule, Living Room, Dining Room, Kitchen, 3 Bedrooms and Bathroom. Double glazing and oil fired central heating. Large enclosed garden with wooden shed. Ideal for a variety of purchasers and viewing is highly recommended to appreciate the location and views.



Brora is a scenic village on the east coast of Sutherland approximately 60 miles from Inverness. It sits on the famous NC500 Tourist trail round the North of Scotland. There are shops, hotels, a primary school, bowling green, tennis courts and a splendid links golf course. Brora boasts an unspoiled sandy beach, running alongside the local golf course with spectacular views over the North Sea and the Moray Firth. Beautiful sunsets over the hills can be seen from the beach. The River Brora boasts salmon and trout fishing. Secondary schooling is in Golspie 5 miles away. Brora is famous for Capaldi's ice cream and Clynelish whisky.



Entrance Vestibule: 1.85m x 1,75m

Entered via a wooden front door with glazed panel. Window to the front makes this a welcoming vestibule. Large cupboard stores the electric fuses and meters. Radiator. Glazed door leads into the hall.

Living Room: 4.92m x 3.52m

Light, double aspect room with windows to the front and rear. Feature electric fire set on a slate hearth with wooden surround. Under-stair cupboard. Two radiators.

Dining Room: 2.83m x 2.44m

Window to the side. Could also be used as a home office or study. Radiator.

Kitchen: 2.98m x 2.78m

Bright room with window overlooking the rear garden and half-glazed external door to the garden. Wooden wall and floor mounted cupboards provide good storage and worktops for food preparation. Under-unit lighting and tiled splashbacks. Integral fridge, freezer and washing machine, Electric cooker and hob with extractor hood. Stainless steel sink and drainer. Access hatch to roof space. Radiator.



Bathroom: 2.74m (w) x 2.39m (to shower)

Fresh bathroom with window to the side and tiled walls. White suite comprising wash hand basin, WC, large bath and separate shower cubicle. Xpelair extractor fan. Illuminated mirror with shaver socket. Dimplex fan heater and radiator.

Landing:

Stairs from the vestibule lead up to the first floor landing which provides access to the three bedrooms. Window to the front with open sea views. Large shelved storage cupboard. Access hatch to loft. Radiator.

Bedroom 1: 2.84m x 2.38m

Bright front facing bedroom with window overlooking the Moray Firth. Built-in wardrobe. Radiator.

Bedroom 2: 3.74m x 3.47m

Spacious bedroom with window to the side overlooking the garden to the Moray Firth beyond. Radiator.



Bedroom 3: 4.00m x 2.67m

Further double bedroom with window overlooking the rear garden. Built-in cupboard. Radiator.

Garden:

The property sits on a large corner plot and has an enclosed garden which is mainly laid to lawn with flower and shrub borders. Large wooden shed provides ideal storage for tools, garden furniture and outdoor equipment. Coal bunker. External taps, electric sockets and lights.

Directions:

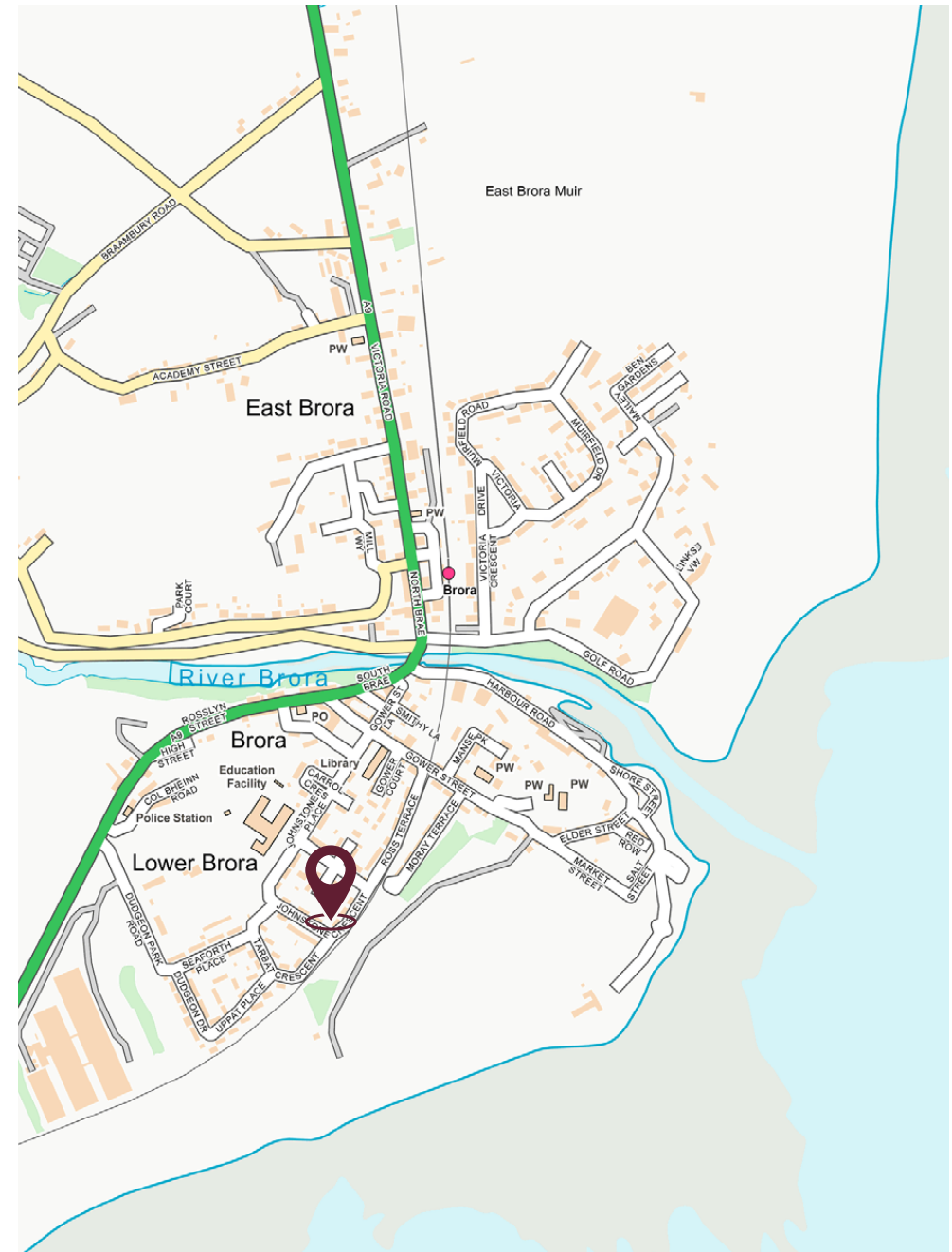
Entering Brora from the south, take the first road to right (Dudgeon Park Road). Pass the football ground, follow road, turn left into Seaforth Place, then right onto Tarbat Crescent. As this bends to the left, the property is the first property on the left on Johnstone Crescent.

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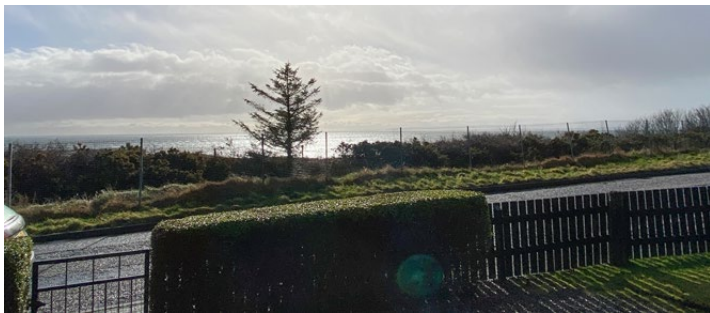
Viewing:

Please contact the Selling Agents

EPC: E



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