



St. Ronan's, 9 Golf Road, Brora, Sutherland, KW9 6QS

Offers over £450,000

St. Ronan's is a substantial and distinctive property which is beautifully presented and has been thoughtfully upgraded whilst retaining many period features. This stunning family home is elegantly proportioned and enjoys a prime location in the sought after area of Golf Road, right next to the Bowling and Tennis Club and a short walk to Brora Golf Clubhouse, Royal Marine Hotel (with gym), beach and village centre. Offering a nicely proportioned living room and dining room, both with attractive south facing bay windows, sun room, fully fitted kitchen, utility room and WC on the ground floor with the three bedrooms (one with en-suite), separate bathroom, WC and three walk-in store cupboards all located on the first floor. The property is fully double-glazed and benefits from oil fired central heating with the addition of two wood burning stoves. Externally, the property sits in a very private, fully enclosed garden which has been beautifully landscaped. A studio has been a great addition in the rear garden, allowing a gorgeous, warm seating area for outdoor entertaining. A large dual driveway allows parking for several vehicles. No expense has been spared by the sellers in creating this stunning property and only by viewing can this property and its excellent position be truly appreciated.

LOCATION

The village of Brora is situated on the east coast of Sutherland approximately 60 miles north of the Highland Capital, Inverness and is renowned for its scenic beauty & outdoor pursuits. The town has a picturesque harbour, and a well-known 18-hole golf course designed by James Braid. The world famous Royal Dornoch Golf Course is located approximately 17 miles south of Brora. In addition to golf there are also facilities for bowling and tennis. Educational facilities include a Primary School with Secondary age schoolchildren being transported daily to Golspie High School. There are road and rail links to the north and south and the town is well served by a variety of shops, garages and hotels.



ACCOMMODATION

Entrance through glazed double doors to:

Sun Room

Glazed on three sides, with oak wood sills, this is a charming and peaceful addition to St. Ronan's and provides a very pleasant atmosphere for relaxing. Windows through to the entrance hall. Fitted roller blinds. Tiled flooring. Recessed ceiling lights. Electric heaters. Feature arch.

Hallway

This bright and spacious hallway allows access to lounge, dining room and kitchen. Staircase leads up to the first-floor landing. Walls have been attractively wood panelled. Carpet. Radiator. Ceiling light. Under-stair storage cupboard.

Living Room

Nicely proportioned room enjoying a south facing bay window fitted with venetian blinds. Side facing window with built-in shelving under. Oak wood sills. Wood burning stove set on a Caithness stone hearth along with a Caithness stone mantel provides an attractive focal point. Carpet. Radiator. Feature ceiling light. Coving. Picture rail.

Dining Room

This elegant room enjoys a south facing bay window fitted with venetian blinds and oak wood sill. Wood burning stove set in a granite fireplace with a bespoke wood surround provides a pleasing as well as cosy focal point. Shelved recess. Feature ceiling light. Coving. Picture rail. Carpet.

Kitchen

This quality fitted Ferries kitchen enjoys a generous selection of wall and base units, incorporating several drawers, a corner carousel unit, and pull-out units, providing excellent storage. Marble work surface and breakfast bar with matching upstand. Built-in microwave. Double oven and gas hob with extractor hood and lights above. Wine chiller. Vertical radiator and convector heater. Recessed ceiling lights. Door leads to the WC and a feature arch opening leads through to the utility room.



Utility Room

This practical room benefits from wall and base units and incorporates a 1.5 Franke sink and taps with additional filter tap. Marble work surface with matching upstand. Integrated washing machine and dishwasher. Rear facing window fitted with Roman blind. Recessed ceiling lights. Tiled flooring. Electric heated ladder style radiator. Wall mounted high cupboard housing the electric meter and fuse box. Glazed door leads through to a boot room.

From the kitchen a door leads through to a small room with fitted shelving and a rear facing window. Walls have been partially lined with wood panelling. Tiled flooring. Door leads through to:

WC

Comprising WC and wash hand basin. Ladder style heated towel rail. Walls have been partially lined with wood panelling. Rear and side facing windows fitted with Roman blinds. Ceiling light. Tiled flooring.

Boot Room

Rear facing window. Wall mounted unit. Built-in shelving. Fitted coat hooks. Work surface with matching upstand. Tiled flooring. Radiator. External door leads out to the rear of the property.

From the entrance hall, a carpeted staircase leads up to the first-floor landing.

Landing

Access is given to three bedrooms with master bedroom enjoying en-suite shower room, bathroom, WC and three walk-in store cupboards. Hatch with Ramsay ladder leads up to a fully floor attic room, allowing for an ideal games room.

Master Bedroom

Delightful, bright and spacious room enjoying a south facing bay window fitted with venetian blinds. Built-in wardrobes with cupboards above, providing generous storage. Picture rail. Radiator. Ceiling light. Carpet. Door through to en-suite shower room.



En-Suite

Comprising corner shower, WC and wash hand basin. Cabinet. Side facing window fitted with Roman blind. Walls have been partially tiled and partially wood lined with pine panelling. Recessed ceiling lights. Laminate wood flooring. Radiator.

Bedroom 2

Another spacious bedroom enjoying south facing bay window fitted with venetian blinds. Built-in double wardrobe with cupboard above. Carpet. Radiator. Picture rail. Ceiling light.

Bedroom 3

Nicely proportioned room enjoying south facing window fitted with venetian blinds. Wash hand basin. Carpet. Radiator. Picture rail. Ceiling light.

WC

Tiled flooring. Rear facing Velux window. Walls have been partially lined with painted wood panelling.

Bathroom

WC, vanity wash hand basin with cupboard under and bath with electric Mira shower. Folding shower screen. Wall mounted unit with recessed lighting. Rear facing window fitted with venetian blind. Laminate wood flooring. Radiator. Walls have been partially tiled and partially lined with painted wood panelling.

GARDEN

St. Ronan's sits in beautifully landscaped garden ground and both the front and rear gardens are fully enclosed by a variety of brick and stone walls and fencing. The gardens have been very well maintained and consist of lawns, mature trees, fruit trees, hedging, shrubs and flower beds providing plenty of colour throughout the spring and summer months. There are paved patio areas providing ideal settings for outdoor entertaining. Paths lead around the garden. Dual driveway allows for vehicular access and multiple vehicle parking. Oil tank. Outside tap. External central heating boiler.



GARAGE

A detached single garage is provided with electric roller door, power and light.

OUTBUILDINGS

A three-part brick store/workshop/shed is provided to the rear of the property with electric power and light. There are also two wood stores, and a wooden garden shed.

A Waltons timber framed insulated studio is situated at the rear with electric radiators, power points and lighting to provide, year-round, a charming peaceful addition and a gorgeous warm seating area to while away the day and enjoy the attractive well-designed garden.

COUNCIL TAX BAND

Band 'E'

EPC

"E"

POST CODE

KW9 6QS

SERVICES

Mains electricity, water and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £450,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.





Ground Floor



First Floor

Sun Room	3.68m x 3.47m
Hallway	3.68m x 3.06m
Living Room	4.80m x 3.72m
Dining Room	5.11m x 3.98m
Kitchen	4.25m x 3.68m
Utility Room	3.73m x 1.67m
WC	2.12m x 1.23m

Boot Room	2.05m x 1.55m
Landing	3.72m x 2.40m
Master Bedroom	4.40m x 3.37m
En-Suite	3.51m x 1.89m
Bedroom 2	3.61m x 5.21m
Bedroom 3	3.72m x 2.94m
Bathroom	3.43m x 2.18m

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