



Pier House, Harbour Road, Brora, Sutherland KW9 6QF

Guide Price £195,000



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# Pier House, Harbour Road, Brora, Sutherland KW9 6QF

The Location... that's what this house has, formerly the Harbour Master's house, it looks directly on to the harbour and mouth of the river Brora. Comprising 3/4 bedrooms, sitting room, kitchen/diner, 2 bathrooms, utility, garage and enclosed garden, this house is in need of remedial work and modernisation. Structural Engineer and Damp & Timber Reports are also available when request for Home report





## HALL

The front door leads into the house where you can access on the ground floor the sitting room, principle bedroom, stairs to 2 bedrooms & bathroom and the understairs cupboard.

## SITTING ROOM

4.21m x 4.32m

From the hall into the sitting room with dual aspect windows, the one to the rear is a patio door leading out to the rear garden, an open fireplace.

## KITCHEN/DINER

4.58m x 4.31m

The kitchen/diner has dual aspect windows, one large picture window with views over the harbour. The kitchen has fitted base and wall units and is in need of an upgrade





## PRINCIPLE BEDROOM WITH EN SUITE FIRST FLOOR

4.36m x 2.57m, 3.18m x 1.39m

A ground floor bedroom with a wet room. Lots of light due to the dual aspect windows. The wet room has a toilet and wash basin and open shower.

## UTILITY/CLOAKROOM

2.53m x 1.06m

Off the kitchen is a corridor with access to the cloakroom which has plumbing for a washing machine.

## OFFICE /WORKSHOP

3.57m x 1.92m

A store room come office located to the rear of the garage.



Stairs to the first floor with access to the bedrooms, bathroom and attic hatch. A Ramsay ladder gives access to the attic which is all boarded out and has 2 velux windows.

## BEDROOM 2

3.48m x 4.45m

A double bedroom with dual aspect windows and storage cupboard.

## BEDROOM 3

4.00m x 2.33m (4.00m x 1.98m)

Bedroom with window to the rear garden and dressing room that could be converted to a fourth bedroom



## BATHROOM

2.60m x 1.84m

Bathroom with three piece suite ; - bath, wash basin and w/c

## INTEGRAL GARAGE & CARPORT

4.62m x 5.39m, 4.24m x 2.98m

Access to the integral garage from the house and then an up & over garage door to the front for vehicle access. At the other side of the property is a car port and a 6ft high gate to the rear garden.

## GARDEN

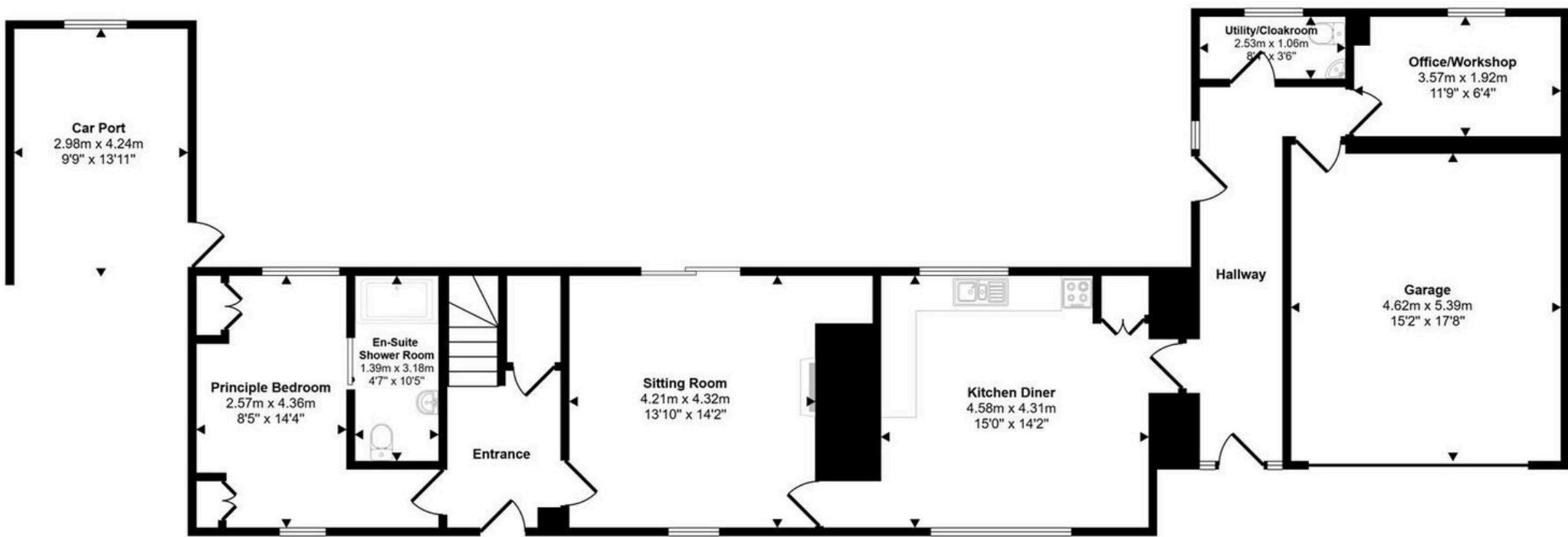
A walled garden to the front of the property and an enclosed garden to the rear with the boundary extending to the top of the hill. A patio area outside the French doors. A garden shed to the rear close to the steps to the sloped garden





## LOCATION

The location of Pier House is the selling point of this house, over looking the harbour at the mouth of the River Brora, this detached property is in need of renovation and repairs. A stone's throw to the beach and local shops this would make a good family home. Local amenities include, shops, Primary school, Doctors, Golf course, on public bus and train routes.  
What3words //holiday.starlight.websites



#### Ground Floor

Approx 134 sq m / 1441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.