

11 Market Street, Brora, Sutherland KW9 6PX

Offers Over £200,000





Superb opportunity to purchase a link-detached property in a quiet street in the pretty coastal village of Brora. Accommodation: Entrance Vestibule, Hall, Living/Dining Room, Kitchen/Diner, 3 Bedrooms, Box Room, Shower Room and Bathroom. Double glazed and electric heating with Tesla Powerwall home battery that stores energy from the grid at low cost rates. This energy can then be used in the property even during power outages. 11 Market Street is steps away from the sandy beach, harbour and River Brora, a renowned salmon river. Enclosed rear garden with summerhouse and shed. Adjoining garage provides off-street parking with generous on street parking. The property offers walk-in accommodation and is ideal for a variety of purchasers. All blinds and floor fittings are included. Viewing is highly recommended.

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. 11 Market Street is across the road from the scenic sandy beach. 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: 2.01m x 1.37m

Entered via a Upvc door with glazed panel. Wood lined vestibule with wooden flooring which continues throughout the ground floor (except the shower room). Ample room for boots and outerwear. Glazed internal door with glazed side panel opens to the hall. Cupboard stores the fuses and meter.

Hall:

Spacious hall with open wooden stairs to the upper landing. Dimplex storage heater. Off the hall is a rear hall with access to the shower room and an external door to the garden.

Kitchen/Diner: 4.90m x 3.23m

Spacious cook's kitchen with floor mounted units providing well laid out storage with integral pull-out pantry cupboards and integrated Beko dishwasher. Plumbed in Kenwood American-style fridge/freezer. Kenwood 5-ring gas cooker with double electric ovens and Ciarra extractor hood above. Composite kitchen sink with instant boiling water tap. Ample worktop space with matching upstands for food preparation. Window to the front. Space for informal dining with table with integral electric/USB sockets. Dimplex storage heater.

Living/Dining Room: 7.58m x 3.67m

Generously proportioned double-aspect room with windows to the front and rear. Multi-fuel stove on a slate hearth with slate surround and wooden mantel. Wall lights and fitted shelving. Space for dining table and chairs. Two Dimplex storage heaters.

Shower Room: 2.21m x 1.26m

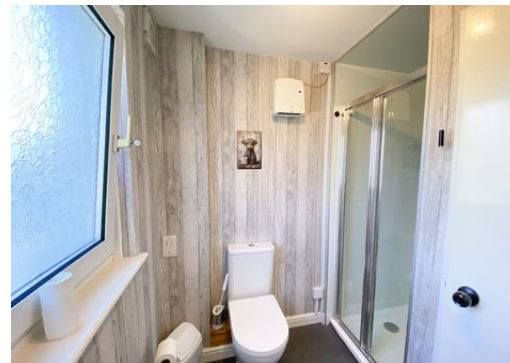
Practical downstairs room with electric Mira Sport shower, WC and wash hand basin set in a vanity unit with storage and mirror. Window to rear. Dimplex fan heater.

Stairs, with an open wooden bannister, lead to the bright first floor landing where there is access to the bathroom, box room and 3 bedrooms.

Bathroom:

Comprising WC, wash hand basin and bath with shower tap. Wet wall panelling and vinyl flooring. Dimplex fan heater. Shaver light and mirrored cabinet. Window to the rear.





Bedroom 1: 3.66m x 3.61m

Spacious room with window overlooking the front with open views to Ben Bhraggie in the distance. Walk-in cupboard, further shelved cupboard and two fitted wardrobes provide generous storage. Lightly coombed ceiling adds character. Dimplex panel heater.

Bedroom 2: 3.33m x 3.13m

Quietly situated at the rear of the house with an open outlook overlooking the garden. Two fitted wardrobes. Dimplex panel heater.

Bedroom 3: 4.09m x 3.02m

Large bright room with far reaching views overlooking the front. Two fitted wardrobes provide excellent storage. Lightly coombed ceiling. Dimplex panel heater.

Box Room: 2.30m x 1.20m

Currently used for storage but could be ideal as a home office. Access hatch to the attic.

Garage:

Adjoining single garage with concrete floor, power and light. Up-and-over door to the front and window and pedestrian access to the rear. Plumbed for washing machine and the Smart washing machine is included.

Garden:

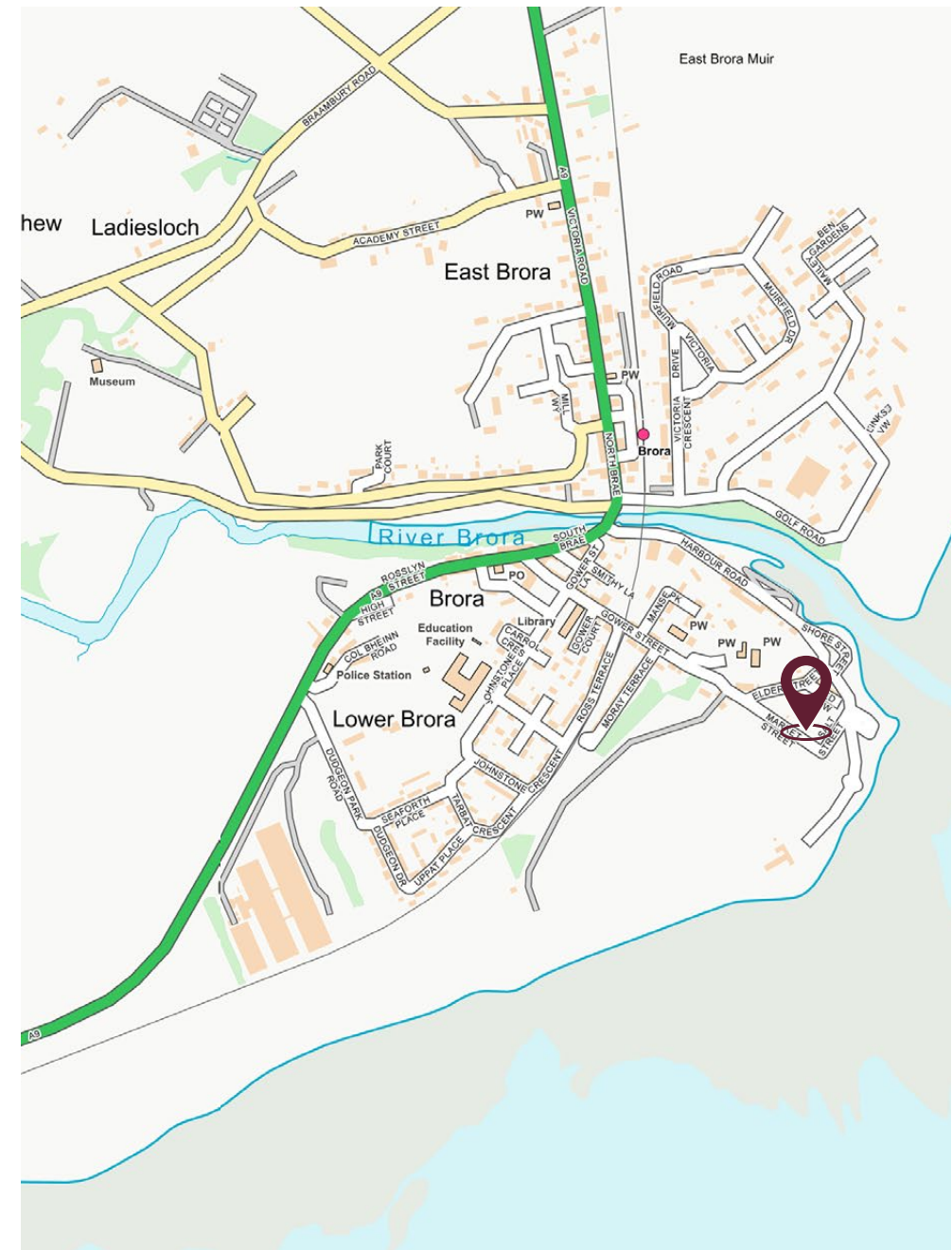
Enclosed garden to the rear, predominantly laid to grass for low maintenance. Sheltered slabbed patio, ideal for outdoor socialising. Paved path provides access to the side vennel. Wooden summerhouse with attached store and further large shed provide generous storage for outdoor gear and gardening equipment. Two external taps and lighting.

Viewing:

Please contact Marie Turney on 07827974806.

EPC Rating: D**Location:**

<https://w3w.co/animals.tilt.professes>



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