

Riverside Cottage Riverside

Brora, Sutherland, KW9 6NB

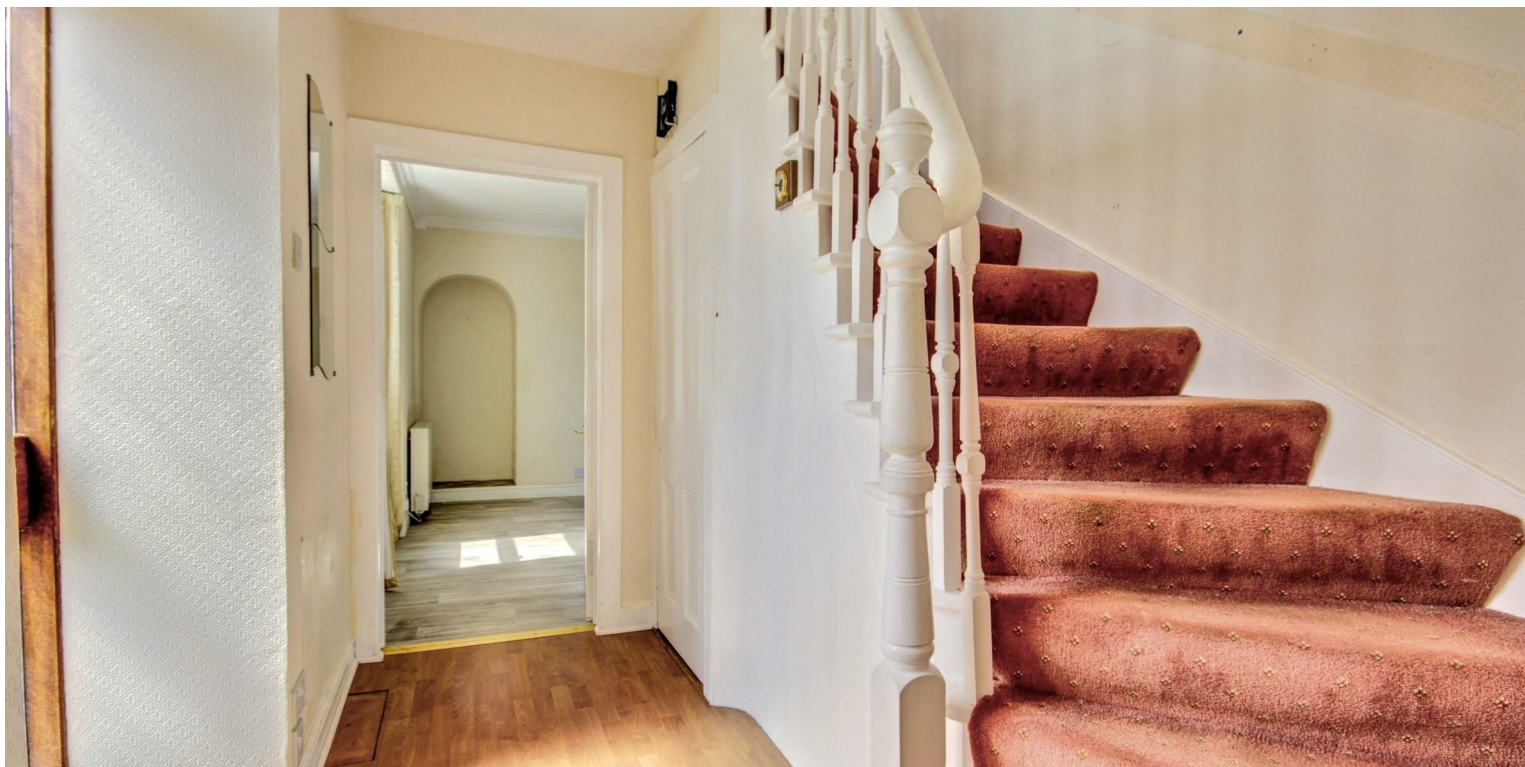
Offers Over £210,000

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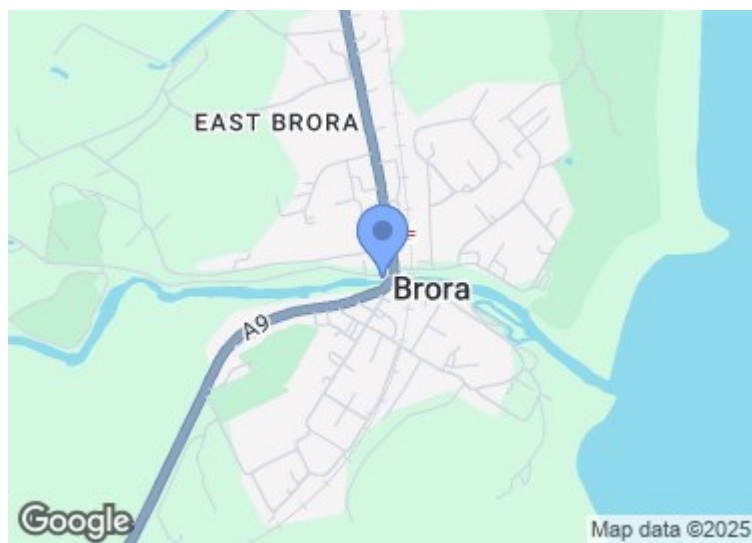


A 2 bedroom stone built cottage sitting on an elevated position overlooking Brora River and woodland. Sitting in a south facing garden, the well tended garden is in a sheltered spot in the village. In need of modernisation, the cottage still has lots of charm. A detached garage/workshop and off street parking.





- 2 Bedroom Cottage
- Mature South Facing Garden
- Detached Garage
- Close to All Local Amenities
- Public Bus and Rail Transport



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Property Redress Scheme



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HALL & STAIRS

The central front door leads into the hallway with access to the sitting room, dining room and stairs to first floor.

SITTING ROOM

The neutrally decorated sitting room has a fireplace that is presently closed up, south facing window and fitted carpet.

DINING ROOM

The dining room is next to the kitchen and also has a closed fireplace, is neutrally decorated and fitted carpet. A door leads to the kitchen, utility and shower room.



KITCHEN

Located at the back of the property accessed from the dining room, the kitchen has fitted base and wall units with integrated hob, cooker hood and eye level double ovens.

SHOWER ROOM

A shower room on the ground floor comprising; walk in shower, wash basin and w/c.

UTILITY

Through to the utility that has plumbing for a washing machine. An exit door takes you out to the back garden and parking area.

FIRST FLOOR

the first floor landing and access to two bedrooms and bathroom.

BEDROOM 1

A double bedroom with fitted carpet window looking south and over the garden.

BEDROOM 2

A double bedroom with fitted carpet window looking south and over the garden.

BATHROOM

Bathroom comprising:- bath, wash basin and w/c, Pitched pine paneling around bath and vanity unit below wash basin. fitted shelves for extra storage.



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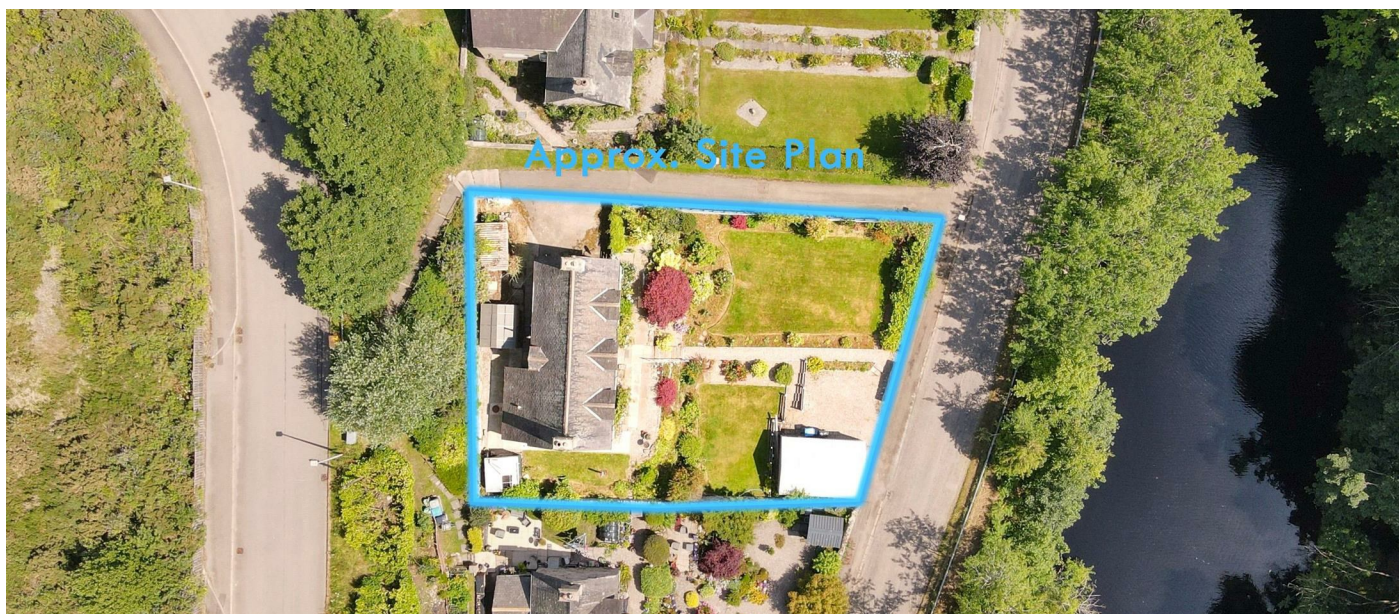
GARDEN & GARAGE

On approaching the cottage you are immediately taken by the pretty stone work and the well loved mature garden. A traditional layout with grassed areas to either side of a central path leading up to the front door. There are mature bushes and planting around the borders. To the rear is an area that is chipped and has a wood garden shed. Off street parking is outside the rear door for easy access to the cottage. at the end of the garden is a profile garage and off street parking.

LOCATION

Located in the coastal village of Brora, positioned on the north side of the river, Riverside Cottage is well located in the centre of the village and within easy reach of all local amenities: primary school, shops, Medical practice, restaurants, Golf club, bowling club, public rail and bus travel.

What3words ///unimpeded.learn.bring



Approx. Site Plan

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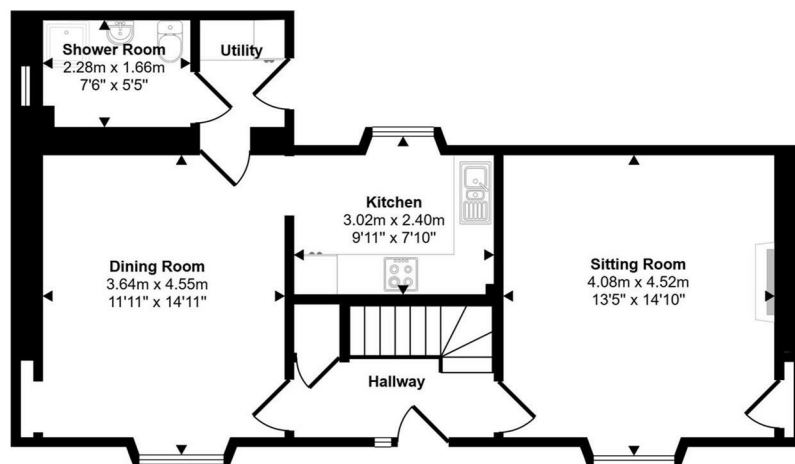
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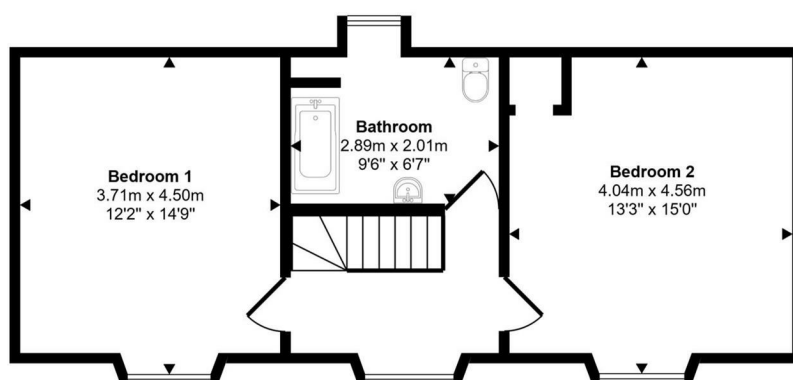
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Ground Floor
Approx 59 sq m / 633 sq ft



First Floor
Approx 48 sq m / 518 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.



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Council Tax
Band

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Riverside Cottage, Riverside,
Brora, sutherland KW9 6, please contact Monster Moves
on 01408 525001 or email sales@monster-moves.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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