

Dunmore, Harbour Road

Brora, Sutherland, KW9 6QF

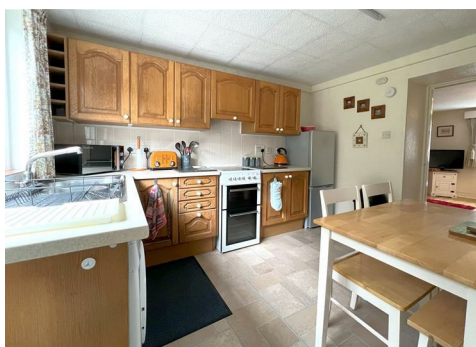
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Price Guide £170,000



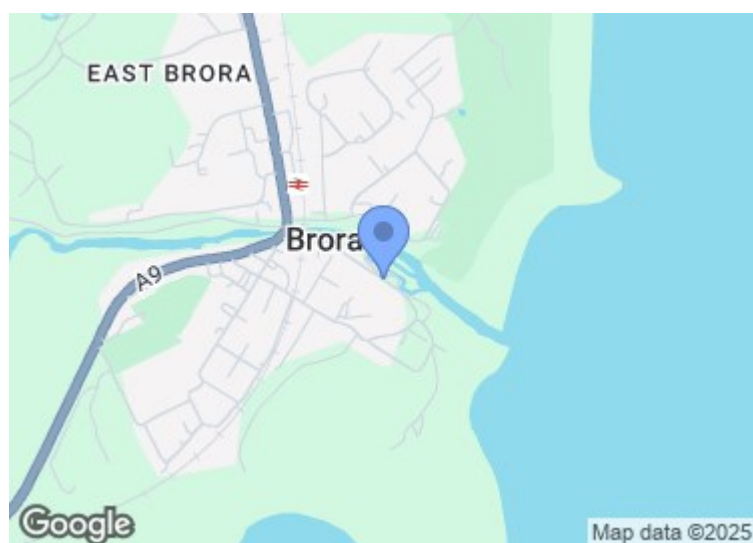
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A stone built cottage in the desirable area of Lower Brora next to the harbour, at the mouth of the river Brora where it meets the sea. The Cottage has two bedrooms on the first floor and sitting room, kitchen, bathroom and third bedroom on the ground floor. There is an enclosed garden at the rear and a small paved garden at the front.





- 3 Bedroom Terrace Cottage
- On Harbour Road Lower Brora
- Income Potential
- Garden Front & Rear
- Furniture Available By Separate Negotiation



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
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PORCH & HALL

Entry from the front garden into the spacious porch with a window looking over Brora Harbour. A door leads into the hall and stairs lead to the first floor.

SITTING ROOM

13'5" x 11'9"

A lovely sitting room with fireplace and laminate flooring and open fireplace.

KITCHEN

10'9" x 8'6"

The kitchen has pine base and wall units and space for a table and chairs. All white goods can be bought.



SHOWER ROOM

6'10" x 5'2"

A newly updated shower room with wet wall and shower enclosure, w/c and wash basin. A heated chrome towel rail and vinyl flooring.

BEDROOM 3

7'6" x 7'2"

A ground floor bedroom with window looking to the rear garden.

FIRST FLOOR

Stairs from the hall to the first floor and access to the 2 bedrooms.

BEDROOM 1

10'9" x 10'5"

A double bedroom with dual aspect windows and fitted storage.

BEDROOM 2

7'6" x 6'2"

A single bedroom with window over looking the rear garden.

GARDEN

A courtyard is at the front of the property and an enclosed garden to the rear with patio area and terraced mature garden.

LOCATION

Dunmore is located at the harbour in the seaside village of Brora along the NC500. Close to all local amenities and walks along the beach and a short stroll to the Golf Course.

To find this property please use What3words surfaces/elbowing/lime



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Kitchen
3.30m x 2.60m
(10'10" x 8'6")

Shower Room
2.30m x 1.60m
(7'7" x 5'3")

Bedroom 3
2.30m x 2.20m
(7'7" x 7'2")

Sitting Room
4.10m x 3.60m
(13'6" x 11'10")

Hall

Entrance Vestibule

C

Bedroom 2
1.90m x 2.30m
(6'3" x 7'7")

Bedroom 1
3.20m x 2.70m
(10'6" x 8'10")

Landing

The floor plan shows two bedrooms and a landing. Bedroom 1 is on the right, and Bedroom 2 is on the left. The landing is at the bottom left, with a staircase leading down. Two closets, labeled 'C', are located between the bedrooms.

Dunmore, Brora



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		13	
(1-20) G			
Not energy efficient - higher running costs			

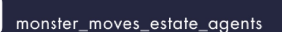
Scotland EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			55
(39-54) E		23	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

Scotland EU Directive 2002/91/EC 



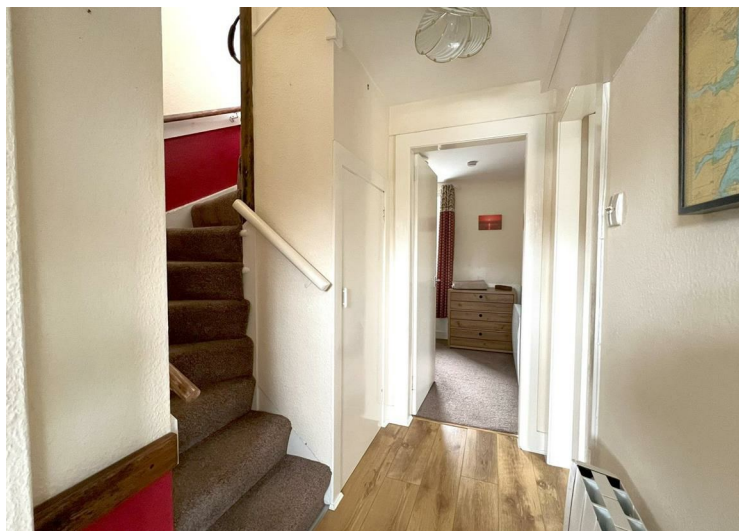
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Council Tax Highland Council Tax Band A

Tenure Freehold

Viewing To arrange a viewing of Dunmore, Harbour Road, Brora, Sutherland KW9 6QF, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk

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