



## Fannich Cottage, Doll

Brora, Sutherland, KW9 6NN

Offers Over £155,000



2



1



1



A quaint traditional cottage located in the popular area of Doll just south of the coastal village of Brora surrounded by croftland and sparsely populated houses. The house has many original features and has 1 bedroom, shower room and open plan sitting/kitchen/dining room on the ground floor, and 2 bedrooms on the first floor. The property sits centrally on the large enclosed mature garden.





OPEN PLAN SITTING/DINING/KITCHEN

The front door leads straight into the open plan sitting/kitchen/dining room with a stone wall with log burner sitting on top a Caithness slate hearth and the other end with kitchen base and wall units. Exposed beams and open tread stairs

BEDROOM 1

A ground floor bedroom with dual aspect windows and fitted wardrobes.

SHOWER ROOM

An accessible shower room with white wash basin and w/c and large walk-in shower.

FIRST FLOOR

Stairs to the first floor and bedrooms 2 and 3.

BEDROOM 2

A double bedroom with coombed ceiling and velux window.

BEDROOM 3

A double bedroom with coombed ceiling and velux window, exposed painted block wall in gable.

GARDEN

A large enclosed garden with mature trees and driveway with gate to garden. mainly laid to lawn.

LOCATION

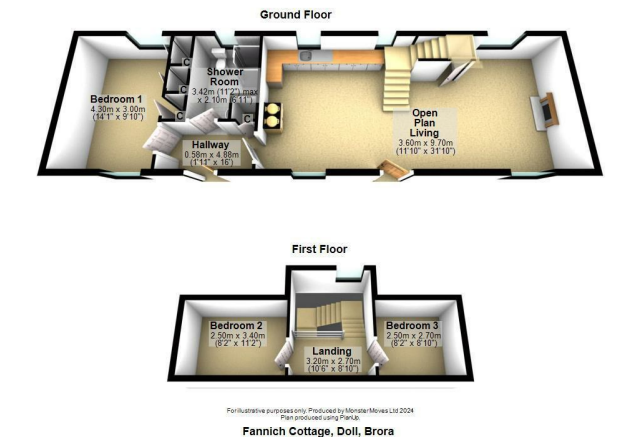
Fannich Cottage is located in the popular rural area of Doll, just a couple of miles south along the A9 from Brora. there is an abundance of walks, forest, river, lochside and long sandy beaches. the village of Brora has all local amenities :- doctors, shops, schools, community centre, cafes, restaurants, and bus and train links.

To find this property use what3words as opposed to the postcode, ///most.additives.bond

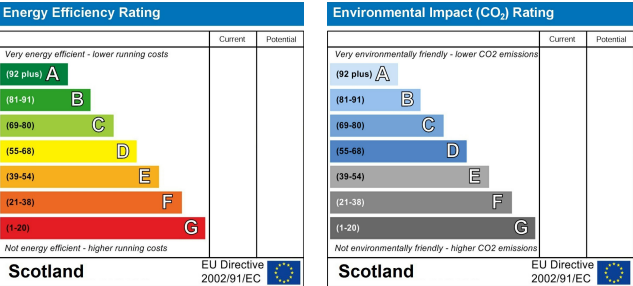
Area Map



Floor Plans



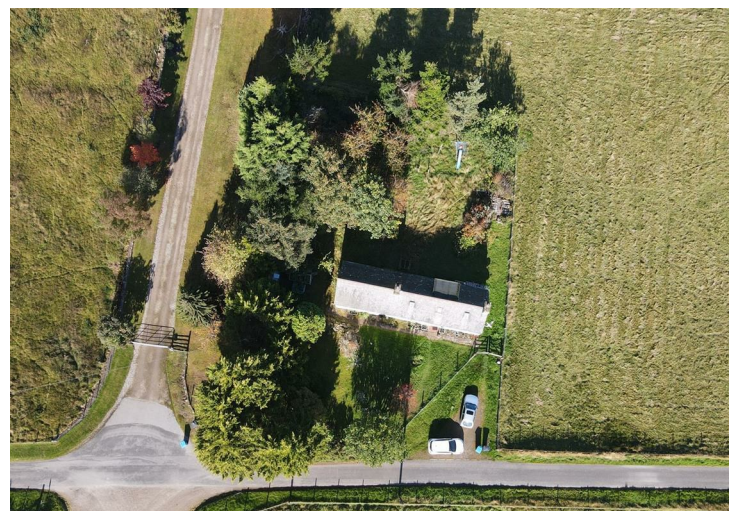
Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.