

Valhalla, Mosshill

Brora, Sutherland, KW9 6NG



Offers Over £165,000



Valhalla, a character cottage nestled in the picturesque coastal village of Brora. This charming traditional cottage boasts double glazing, electric storage heating, and an inviting open fire in the living room. With exposed beams in the dining room adding a touch of rustic elegance.

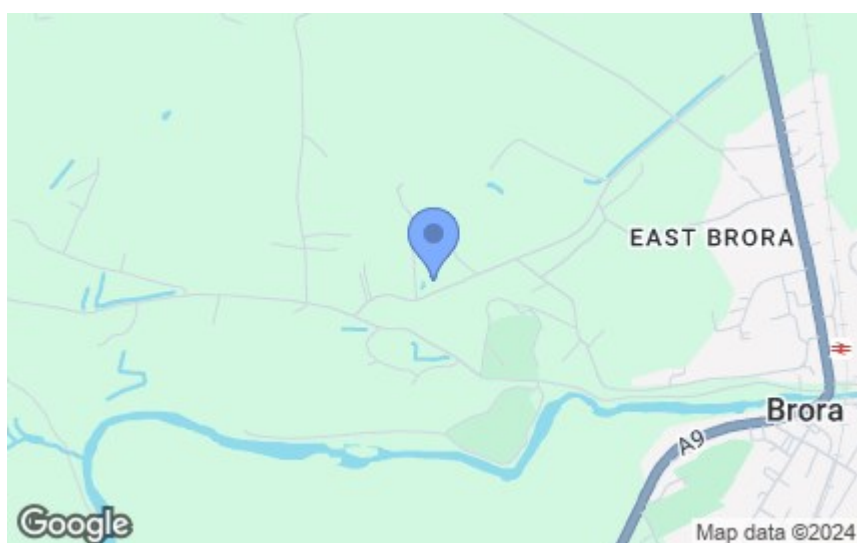
Outside, the property features a spacious gated driveway capable of parking multiple vehicles, along with paved patio areas, 2 large wooden sheds, one of which is used as a studio and a log store

Situated on a secluded plot within a large garden, 0.2 acres, the property comes with approximately 1.24 acres of adjoining owner-occupied croft land and 2 large ponds that attracts an array of birds and local wildlife. 1.4 acres in total (approx)





- Character Cottage
- 2 Bedrooms
- Croft Land 1.23 acres (approx)
- Close to Local Amenities
- 2 Natural Ponds



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
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ENTRANCE HALL

Upon entering Valhalla via the front door, you arrive in the hallway, that leads to the dining room, living room and stairs to the first floor. There is cupboard under the stairs providing storage.

SITTING ROOM

11'3" x 10'5"

A cosy sitting room, with open fire and window looking to the front of the property. Carpeted and decorated with a feature wall surrounding the fireplace.



DINING ROOM

11'1" x 11'2"

Featuring exposed beams, an open fireplace, and window facing the front of the property. This room provide adequate space for dining table, perfect for entertaining. Carpeted, with a vibrant feature wall surrounding the fireplace.

KITCHEN

13'1" x 6'6"

Accessed via the dining room, the kitchen provides ample worktop space, and storage with fitted wall and floor units, an integrated electric oven, hob and dishwasher.



UTILITY ROOM/REAR ENTRANCE

12'6" x 4'7"

With additional wall and floor units, a built-in cupboard, space for both a washing machine, tumble dryer and fridge freezer, the utility room makes a perfect use of space beyond the kitchen.

The back door is also accessed here and there are ample hooks for coats and jackets.



BATHROOM

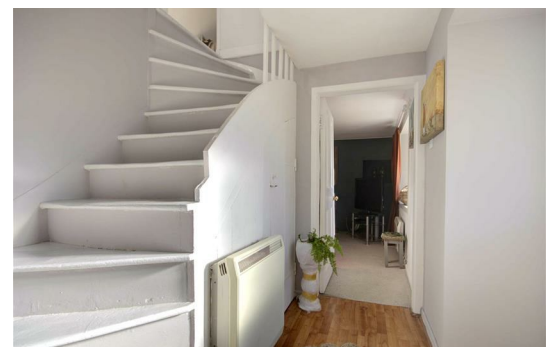
6'11" x 6'0"

To the rear of the property sits the bathroom, with white 3-piece bathroom suite.

BEDROOM I

11'6" x 11'5"

Located on the first floor this carpeted double bedroom has ample space for a king size bed and freestanding bedroom furniture. Neutrally decorated, with pine cladding to the gable wall end and window overlooking the front of the property.



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BEDROOM 2

11'5" x 11'5"

Across the upper hallway this bedroom is a mirror image of Bedroom 1.

SHOWER ROOM

4'5" x 3'9"

Located between bedrooms 1 and 2, the small but perfectly adequate shower room features a beige w/c wash basin and an enclosed shower. There is also some useful storage space in a fitted cupboard beside the shower.



GARDEN

Valhalla sits in a large garden of approx. 1.23 acre (0.5 Ha) which has a spacious gated driveway capable of parking a number of vehicles. Paved patio areas to the side and rear. Two large wooden sheds, one presently used as a studio and log store provide generous storage.

CROFT LAND

The property comes with approx. 0.5 Ha (1.24 acres) of adjoining owner-occupied croft land which makes a super lifestyle opportunity. Two large ponds attracts birds and local wildlife. the property and land sits on 1.4 acre approx

LOCATION

Located just a half mile from the village, Brora offers an array of amenities including a challenging 18-hole links golf course, a sandy beach, and a scenic river leading to Loch Brora. The property is conveniently situated near the A9 and NC500 tourist route, allowing easy access to all the area has to offer.

What3words.com/// dude.obtain.august



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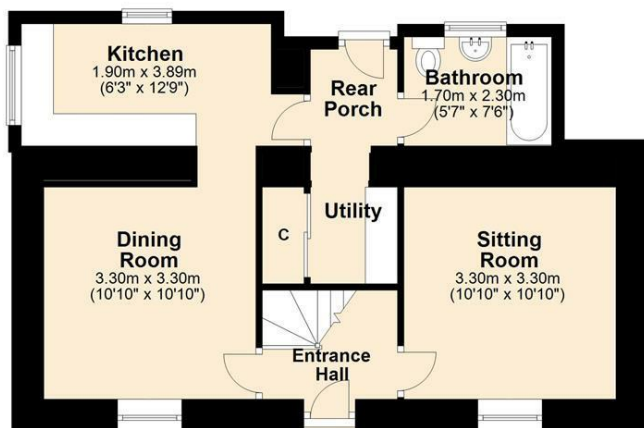
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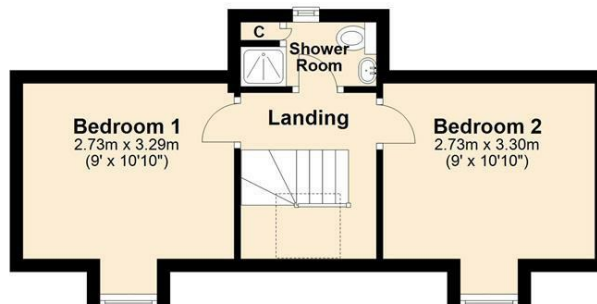
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Ground Floor



First Floor



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Plan produced using PlanUp.

Valhalla, Brora

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	2	
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	



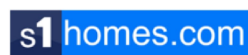
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Council Tax

Highland Council Tax Band C

Tenure

Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of Valhalla, Mosshill, Brora, Sutherland KW9 6NG, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk

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