

Duncarin Mosshill  
Brora, Sutherland, KW9 6NG



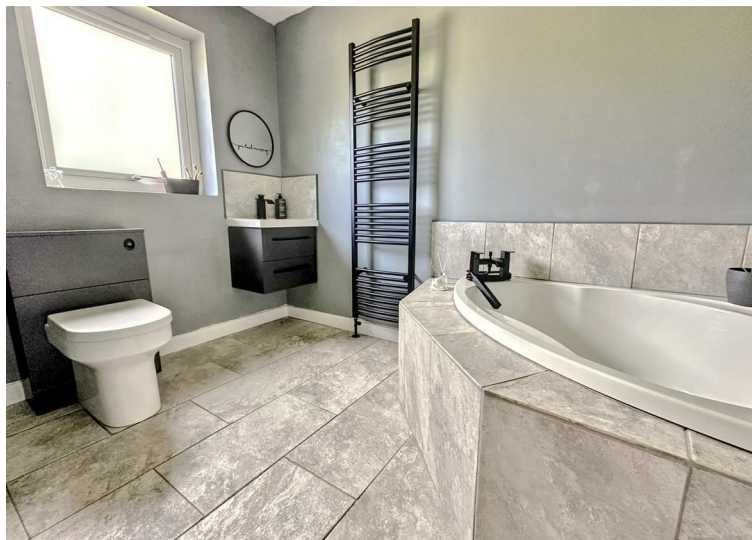
Offers Over £350,000



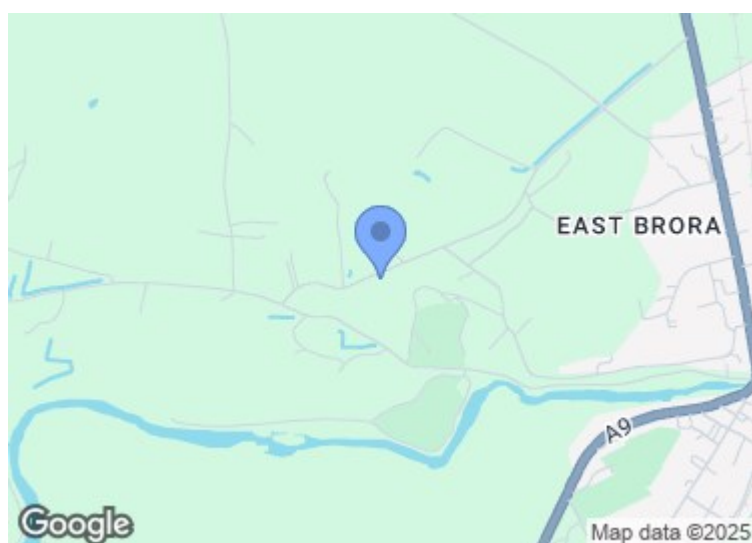
Duncarin is a large 5 bedroom bungalow on a 0.5 acre plot in a remote and private location on the edge of the village of Brora, on the east coast of Sutherland. Recently renovated with new roof, PV Panels, central heating and uPVC windows, this spacious bungalow has all the local amenities close by. A large double garage and a newly erected summerhouse is in the garden.







- 5 Bedroom Detached Bungalow
- Large Garden
- Double Garage and Summerhouse
- Rural Location but Close to Village



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
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## ENTRANCE PORCH

7'10" x 7'6"

The formal entry to this property is into a large vestibule that could make a good boot room. A glass door leads to the central hall.

## CENTRAL HALL

The central hall has all rooms leading from it along with two storage cupboards

## KITCHEN

12'1" x 15'8"

A newly fitted kitchen with grey base units, a pantry with worktop and shelving for storing items, an island with storage and a breakfast bar opens up to the sitting room. Space for a dishwasher, fridge/freezer and 2 range cookers

## LOUNGE

22'3" x 20'4"

A very large lounge with dual aspect windows and plenty of space for numerous sofas and a dining table that seats 12. A log burner stove sits on top a tiled hearth and a drinks bar has been built in to the corner

## CLOAKROOM

A useful cloakroom located at the rear door, white wash basin and w/c.

## UTILITY

9'2" x 5'10"

The utility is located off the kitchen and next to the rear door, space and plumbing for a washing machine and tumble drier, along with base units and worktop.

## BEDROOM 1

10'2" x 9'2" (10'2" x 5'10")

Bedroom 1 has built in wardrobes and shelving areas and then into the main bedroom

## BEDROOM 2

10'9" x 15'5"

A double bedroom with fitted storage cupboards around the bed. Newly fitted french doors lead out to the garden.

## BEDROOM 3

9'2" x 15'1"

Double bedroom with fitted carpet

## BEDROOM 4

8'10" x 15'1"

Double bedroom with fitted carpet



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## BATHROOM

9'2" x 9'10"

A spacious bathroom with newly fitted suite comprising white corner bath, wash basin and w/c, a large walk in shower enclosure with and a heated towel rail.

## BEDROOM 5

9'10" x 12'5"

Presently used as a home office but is the 5th bedroom.

## GYM/OFFICE

9'6" x 12'1"

This room has a skylight letting lots of light into the room which is presently being used as a gym but would also make a good home office.



## GARDEN & DRIVEWAY

Duncarin sits in 0.5 acre garden (approx). The grounds are mainly down to grass with trees, shrubs and flower beds around the perimeter. There is a patio to the side of the property and a gravel area to the rear. There is a gravel/tarmac drive and parking for numerous vehicles. The boundary is enclosed by timber fencing and gate posts are at the driveway entrance.

## GARAGE & SUMMERHOUSE

A block built large double garage with 2 up and over doors and a side entrance. An insulated summerhouse is located in the garden and has many uses.

## LOCATION

Duncarin is located on the edge of the coastal village of Brora within walking distance of the shops, primary school and public transport that is available in Brora. The location means that you have the opportunity to enjoy the many outdoor activities that Brora has to offer.

Please use What3words ///pizzeria.bricks.flanked to locate the property as the postcode will take you to another property.



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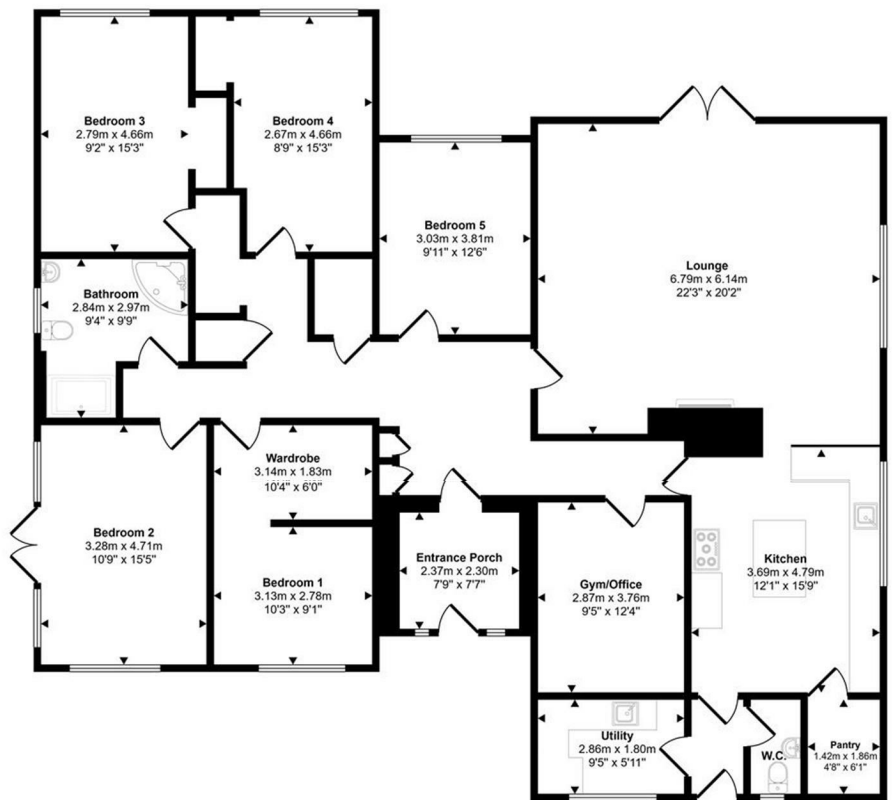




Approx Gross Internal Area  
202 sq m / 2176 sq ft

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

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(23-34) <b>E</b>		
(11-22) <b>F</b>		
(1-10) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Floorplan

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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**Living Wage**  
Foundation

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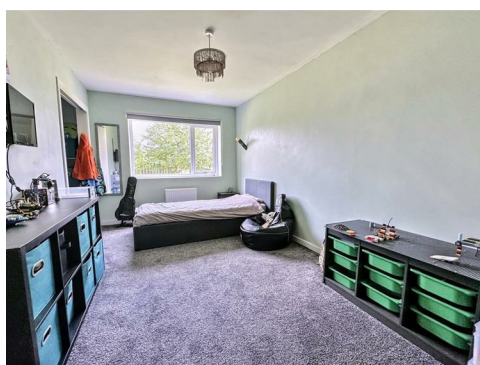


**Council Tax**  
Highland Council Tax Band E

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of Duncarin, Mosshill, Brora,  
Sutherland KW9 6NG, please contact Monster Moves  
on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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