

9 Achrimdsdale  
Brora, Sutherland, KW9 6LT

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moves

Offers Over £170,000

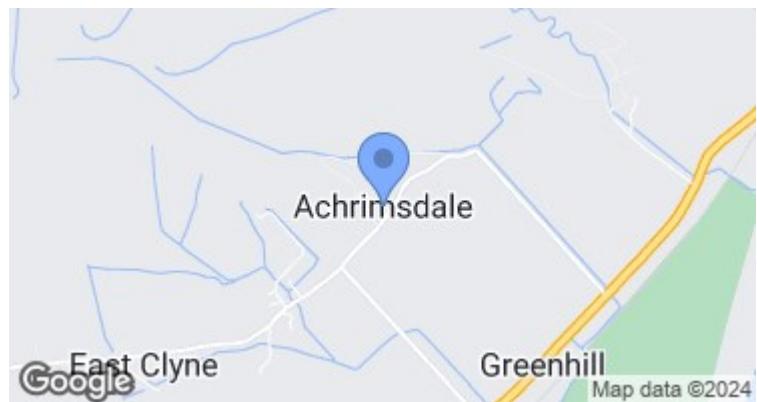


A stunning location for a property with enormous potential ready to be transformed into your dream home. 9 Achrimdsdale sits on an elevated position, offering complete privacy, 1 mile north of the coastal village of Brora with views across the Dornoch Firth, facing south east. Sitting in a 0.67 acre garden with a private driveway, the property benefits from a detached garage and an integrated garage. The traditional stone cottage has been taken back to the walls in most of the ground floor and all of the first floor as the present owner was in the process of renovating. The property is in the position where the new owner can create the layout to their wishes. (Building warrant approval required).





- 4 Bedroom Cottage
- Needs Total Renovation
- Stunning Panoramic Sea Views
- No Home Report as Uninhabitable in present condition
- Sits in large Garden 0.67 acres approx
- Additional Land Possibly Available



Thistle House, Main Street, Golspie, KW10 6TG

[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

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## HOUSE

This croft house at 9 Achrimdsdale has been stripped back by the present owner with the intention of renovating it, however circumstances changed, and it is now available for an enthusiastic buyer to come along and design the layout and finish to their own vision. A traditional 1.5 storey, 4 bedroom stone cottage that extends into the byre to the left and has an extension to the right. Previously comprised on the ground floor:- kitchen, dining room, sitting room, lounge and toilet, and on the first floor:- 3 bedrooms and a bathroom. A garage is attached to the left. The property has a kitchen and toilet in situ. whilst the rest of the property has been stripped back to the walls and has some framing internally. A multi fuel burner sits in one of the open fireplaces. Building warrant approval will be sought by the new owners.

## GARDEN

The property sits centrally within the garden and is on an elevated position facing south east. A driveway leads up to the front of the house and garage. The enclosed garden is mainly laid to grass and is approximately 0.67 acres.

## LOCATION

9 Achrimdsdale is located on the hillside on the northern side of the coastal village of Brora with stunning uninterrupted views out to sea. The property is not overlooked, offering complete privacy, and is set in a mature garden and surrounded by croft land. Brora sits on the A9, NC 500 Route, and has local amenities in the village 1 mile south. Doctors, shops, pubs, restaurants, sandy beach, golf course, public transport links, primary school and transport to High school 6 miles south in the village of Golspie.

What3words // appealing.coats.either



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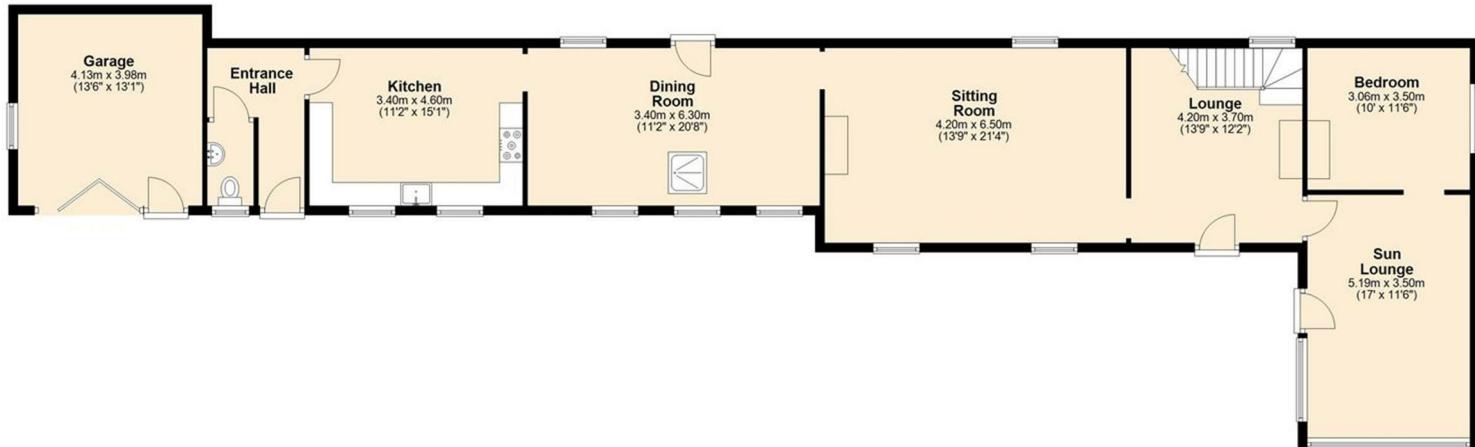
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### Ground Floor



### First Floor

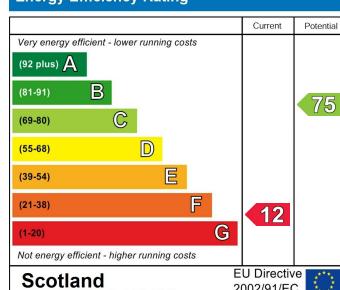


For illustrative purposes only. Produced by Monster Moves Ltd 2024  
Plan produced using PlanUp.

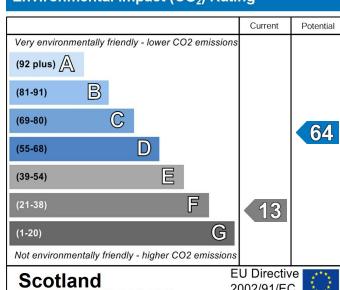
9 Achrimdsale, Brora



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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**PRS**  
Property Redress Scheme

Living Wage Foundation

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**Council Tax** Highland Council Band D

**Tenure** Freehold

**Entry** By mutual agreement

**Viewing** To arrange a viewing of 9 Achrimdsale, Brora, Sutherland KW9 6LT, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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