



The Old Police Station

, Brora, Sutherland, KW9 6PD

Offers Over £150,000



**** NOW UNDER OFFER WITH MONSTER MOVES ****

The Old Police Station, Gower Street, Brora. A traditional stone, semi-detached 3 bedroom property built circa 1900, located in the centre of the village of Brora on the east Sutherland coast. The property is in close proximity to shops, primary school and a range of other amenities. Secondary education is provided at Golspie High School, located six miles south.

As with neighbouring properties there may be potential to convert the current loft space, which is of similar dimensions to the first floor of the property, potentially creating a further two bedrooms and bathroom subject to the usual planning regulations and building consents.



SITTING ROOM

The sitting room has windows to the front and side of the property, has an open fire and provides access to the kitchen.

KITCHEN

The kitchen, with fitted base and wall units has space for washing machine, cooker and under-counter fridge. Windows look out to the rear and to the side of the property. The rear garden can also be accessed via the kitchen.

BEDROOM 1

Located on the ground floor this bedroom sits to the front of the property, and benefits from an ensuite shower room, with walk-in shower.

FIRST FLOOR

BEDROOM 2

A large double bedroom providing ample storage space with built-in wardrobes.

HALLWAY

A useful loft space is accessed via a loft hatch in the hallway, with potential for the creation of an attic room similar to neighbouring properties, subject to the building consents and permissions.

BEDROOM 3

Another large double bedroom, front facing, with airing cupboard located in the corner of the room.

BATHROOM

A good sized, bright bathroom, with white WC, basin, and bath.

GARDEN

The property benefits from a small, easily maintained, and secure, rear garden with outbuildings. Accessed via a pathway to the side of the property. The gas tank is located to the side of the property nearby an additional grassed area with clothes line.

ADDITIONAL INFORMATION

- Council Tax Band - C
- EPC Rating - F
- Heating - Gas (LPG)

LOCATION

The property is located on the A9 in the village of Brora, this is also the east coast of the famous North Coast 500 Tourist Route. Situated in the heart of the village, The Old Police Station is located nearby local facilities including, library, local shops, bakery, florist and restaurants. The village of Brora has regular bus and train services.

Area Map

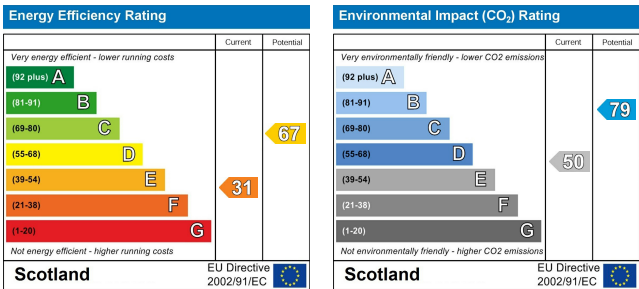


Floor Plans



The Old Police Station, Brora

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Thistle House, Main Streret, Golspie, KW10 6TG
Tel: 01408 525001 Email: sales@monster-moves.co.uk www.monster-moves.co.uk