



Ponsonby Rosslyn Street

, Brora, KW9 6NY

Offers Over £280,000



UNDER OFFER

Ponsonby is set in the centre of the village of Brora on the east coast of Sutherland (and on the NC500). The stone built property consists of a 4 bedroom house and a newly renovated 1 bedroom self contained apartment. There is an enclosed south facing garden to the rear and off street parking for 2 cars. The main house is tastefully decorated and has been well maintained and upgraded over the past 10 years that the present owners have been there. The apartment has been recently created from the former Post Office and has separate access making it self contained and suitable for Holiday Letting. As well as a Home report there is A Wise Timber Report to view. The property can be used as a home with an income stream of holiday letting as it is on the NC 500 and close to the beach. The village of Brora is conveniently situated on the NC500 and A9 on the east coast of Sutherland and lies halfway between the Inverness and Wick (just over an hour to either), and is approximately one and a half hours drive to Inverness airport. Brora has all amenities in the village:- medical centre, primary school, restaurants, takeaways and local co-op. Brora has an excellent 18 Hole Links Golf Course, unspoilt stretches of sandy beaches and a quaint harbour at the mouth of the river. It is a short drive inland to scenic Loch Brora. Brora is an ideal base for outdoor activities such as fishing, horse-riding and hill walking.



4 BEDROOM HOUSE

HALLWAY 3'7" x 9'2" (1.1 x 2.8)

Entrance to the four bedroom property is via the hall that leads into the sitting room and the stairs to the upper floor with four double bedrooms (1 en suite) and family bathroom. The hall is neutrally decorated with grey painted panelling on the lower part of the walls.

SITTING ROOM 18'8" x 9'6" (5.7 x 2.9)

This cosy room has a fireplace with a log burner effect stove and is neutrally decorated. There is a skylight and a storage cupboard.

KITCHEN/DINING 17'1" x 20'8" (5.2 x 6.3)

An extension built in 2010 and has a fitted kitchen with white base and wall units and contrasting wood worktop. There is space for an American fridge freezer, a washing machine and dish washer. A peninsula partially separates the kitchen area from the seating area and has a sink set in to it. The spacious family room has French doors leading out on to the decking and the garden which is south facing.

UPPER FLOOR

MASTER BEDROOM 13'5" x 11'6" (4.1 x 3.5)

This double bedroom has dual aspect windows and an original fireplace. storage in cupboards and alcoves at the side of fireplace. The room is carpeted and neutrally decorated and has coving and dado rail all in character with the property.

BEDROOM 2 13'5" x 9'2" (4.1 x 2.8)

A double bedroom with high ceilings and is neutrally decorated. A fireplace

BEDROOM 3 9'6" x 11'2" (2.9 x 3.4)

A double bedroom with high ceilings and is neutrally decorated.

BEDROOM 4 & EN SUITE 9'10" x 10'10" (3.0 x 3.3)

A double bedroom with high ceilings and is neutrally decorated. This room looks over the garden and has a fitted cupboard. Off this room is an en suite shower room with white w/c, wash basin and shower enclosure with mains supply shower.

BATHROOM 11'10" x 4'11" (3.6 x 1.5)

The family bathroom has a white 3 piece suite. w/c, wash basin in a vanity unit and bath with overhead shower and a shower screen (mains supply shower).

I BEDROOM APARTMENT

A self contained 1 bedroom apartment on the ground floor with open plan kitchen sitting room, a double bedroom and large bathroom. A separate entrance and a log burner. This would provide an income stream if let out or a granny flat for multi generational living

KITCHEN/ LOUNGE AREA 20'0" x 14'5" (6.1 x 4.4)

A large room with high ceilings and triple window and front door to the main street. The sitting area has space for 2 large sofas and has a multi fuel burner. the new kitchen has ample base and wall units in soft grey colour with a peninsula for seating. An American fridge freezer, integrated oven and hob with hood above. The original natural floorboards are exposed and the walls are neutrally decorated.

BEDROOM 12'6" x 14'9" (3.8 x 4.5)

A double bedroom with large window and 2 fitted wardrobes with mirrored doors. The fireplace has been opened up as a feature.

BATHROOM & UTILITY 6'11" x 8'6" (2.1 x 2.6)

This spacious bathroom has a new white 4 piece suite ; bath, w/c wash basin and a corner shower with mains supply. The shower and bath have wet wall around.

STUDY/OFFICE 6'11" x 9'10" (2.1 x 3.0)

The office is between the apartment and the house and can be utilised by either or could be permanently blocked off into one of the properties.

ADDITIONAL INFORMATION

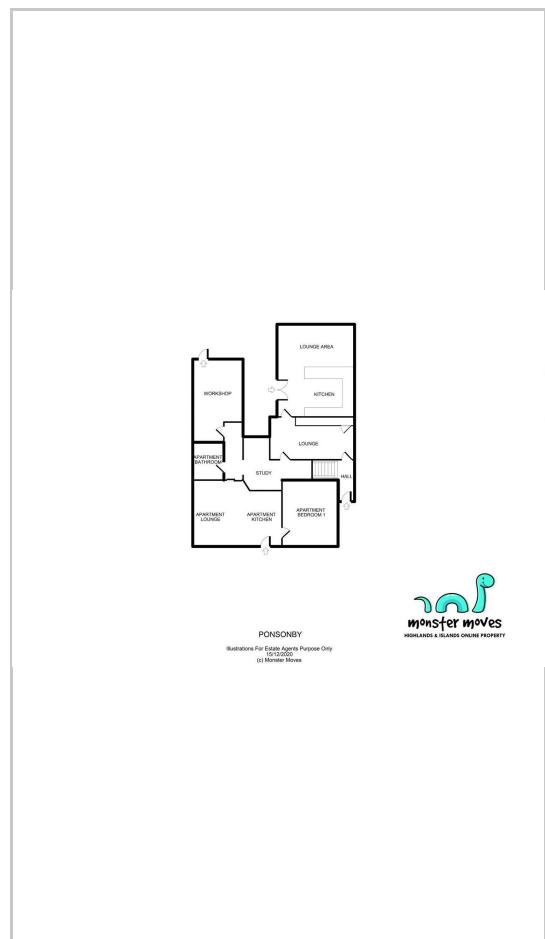
EPC Rating - F (34) Council Tax Band - C Built circa 1900, extension 1970 and 2013. Floor space 214 sq m (approx) Oil fired central heating in main house and electric heating in Apartment

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.

Area Map



Floor Plans



Energy Efficiency Graph

