



## Burnside Cottage 15

, Brora, Sutherland, KW9 6LT

Offers Over £285,000



### UNDER OFFER

Burnside is a 3 bedroom, 1 storey house which sits in a 0.5 acre garden (approx). There is a workshop, garage, summerhouse and greenhouse. Burnside sits in a mature garden and has views across fields and due to the elevated position 180 degree views out to sea.

The property stands in the crofting community of Achrimdsale close to the village of Brora on the east Sutherland coast. Shops, primary school and a range of other amenities are available in Brora.



## FRONT ENTRANCE & HALLWAY

Stepping through the front door you'll enter the neutrally decorated hallway with laminate flooring. The hallway leads to all three bedrooms, bathroom and sitting room.

## SITTING ROOM 13'1" x 15'1"

Accessed via either the main hallway or kitchen the sitting room has spectacular south facing views over the croft land towards the Dornoch Firth. Featuring a wood-burner on a flagstone hearth this room is neutrally decorated and leads to the sun lounge.

## SUN LOUNGE 11'5" x 6'2"

Capturing the midday to evening sunshine, the sun lounge faces south west and sits to the rear of the property. Patio doors lead to a sheltered patio area.

## KITCHEN & UTILITY 9'2" x 18'8"

Neutrally decorated, shaker style pine fitted kitchen units and cooker hood. Ample space for dining table, fridge freezer and cooker. Rustic grey tiles flooring throughout kitchen and rear porch/utility room. Accessed via the kitchen the rear porch / utility room has space for both washing machine and tumble dryer plus floor to ceiling cupboards providing storage space. There are fixed coat pegs and shelving above. The rear door leads to the garden pathway that runs along the front of the property and to the patio lying the west side of the property.

## BEDROOM 1 11'5" x 6'6"

Sitting at the front of the property this large double bedroom is neutrally decorated and carpeted. Double aspect windows provide views over the front garden, the croft land and towards the D

## BEDROOM 2 11'5" x 8'6"

Another good-sized double bedroom with windows looking out to the rear garden and to the driveway.

## BEDROOM 3 11'5" x 8'6"

A double bedroom with fitted wardrobes.

## BATHROOM 8'6" x 7'2"

A white 3 piece suite with electric shower positioned over the bath and tri-fold shower screen. The bathroom also benefits from a built-in cupboard for additional storage. This room has grey vinyl flooring and is tiled from floor to ceiling around bath area.

## OUTBUILDINGS

GARAGE - Located to the side of the property sits a large garage with mains electric and water and ample storage space.

WORKSHOP - The workshop is accessed via the garage.

SUMMERHOUSE - Situated in the garden to the side of the main property is a summerhouse offering views to the east and amazing sunrises.

## ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - D

Oil Fired Central Heating

Private Septic Tank

## DIRECTIONS

Heading north from Brora on the A9, take the turning on the left-hand side of the road sign posted Achrimsdale East Clyne, turn left at the T junction, continue for approximately 50 meters along the single track road, Burnside Croft is on your left-hand side.

What3Words <https://w3w.co/limes.perform.worlds>

## Area Map

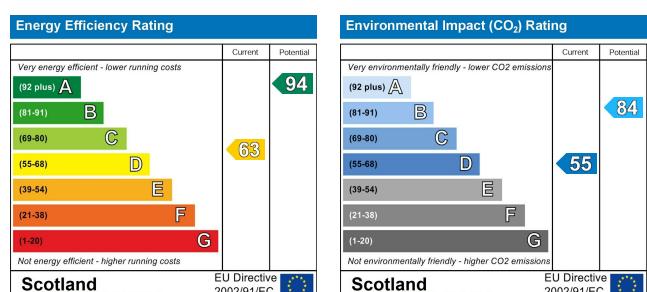


## Floor Plans



Burnside Cottage, Achrimsdale, Brora

## Energy Efficiency Graph







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