



## 2 Stafford Villas

Gower

Street, Brora, Sutherland, KW9 6PU

**Offers Over £270,000**



**\*\* UNDER OFFER \*\***

A stunning four bedroom property located in Brora over looking the sea. Ground Floor : hall, sitting room, conservatory, cloakroom, kitchen/diner and utility room

First Floor : Landing, bathroom and four bedrooms, one with En-suite.

The property stands over looking lower Brora and the coastline to the the south of the village and across to the Moray Coast.

The property stands in Gower Street in the village of Brora on the east Sutherland coast. Primary school, shops and local amenities are available within walking distance. Secondary school, can be found in Golspie 6 miles south. Train and bus transport links go through the village.





VESTIBULE & HALL

The formal entrance to the property is through the front garden via the vestibule and then into the hall.

SITTING ROOM 19'0" x 16'0"

A large room with window to the front garden and French doors to the conservatory. A main feature in this room is the slate hearth and open fire with wood surround and mantle. The stairs lead to the first floor and a storage cupboard is beneath.

CONSERVATORY 9'6" x 8'2"

The conservatory is accessed from the sitting room and looks over the rear south facing garden.

KITCHEN/DINING ROOM 19'0" x 11'9"

The large kitchen/dining room has the kitchen over looking the rear garden and has ample wall and base units with granite worktop, Belfast sink, integrated dish washer and range cooker (gas hob). ceramic tiles on the floor and space for a free standing fridge freezer. The room is neutrally decorated and has a bay window at the dining area.

CLOAKROOM 8'10" x 2'11"

Cloakroom with white wash basin, cupboard below, and w/c.

UTILITY 8'10" x 4'11"

The utility has an exit to the rear garden. It houses the boiler, storage cupboard, wall and base units and a sink/drain. There is space for a washing machine.

FIRST FLOOR LANDING

A light filled area which is presently set up as an office with fitted desk. A velux above and double storage cupboard on landing. Access to four bedrooms (one with en suite). Access to attic.

BEDROOM 1 8'2" x 10'2"

Double bedroom overlooking the front garden. Neutrally decorated and a fitted double wardrobe.

BEDROOM 2 8'10" x 10'0"

A bedroom with fitted wardrobe.

BEDROOM 3 WITH EN SUITE 9'10" x 13'9" (9'2" x 4'7")

A double bedroom over looking the rear garden. Two fitted wardrobes and an en suite with large shower, wash basin set in a vanity unit and w/c. Velux window

BEDROOM 4 10'2" x 8'10"

Double bedroom overlooking the front garden. Neutrally decorated and a fitted wardrobe.

BATHROOM 11'5" x 6'2"

A spacious bathroom with white 3 piece suite comprising; bath, wash basin and w/c in a white gloss vanity unit and a corner shower enclosure with wetwall and mains shower. Velux window,

ADDITIONAL INFORMATION

- Council Tax Band - D
- EPC Rating - C
- Central Heating Oil Fired Boiler
- Under Floor Heating
- Carpets and Flooring Included
- Original build 1910 and renovated and extended in 2003

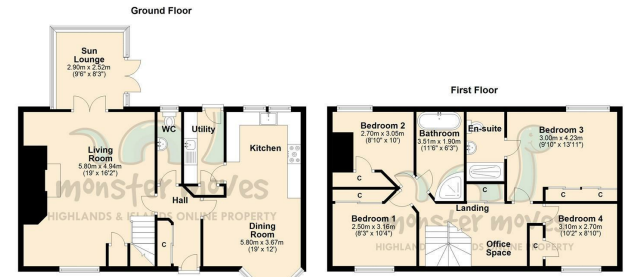
GARDEN & GARAGE

LOCATION

Area Map

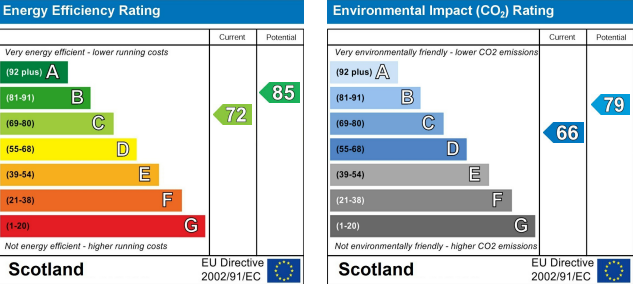


Floor Plans



2 Stafford Villas, Gower Street, Brora

Energy Efficiency Graph









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