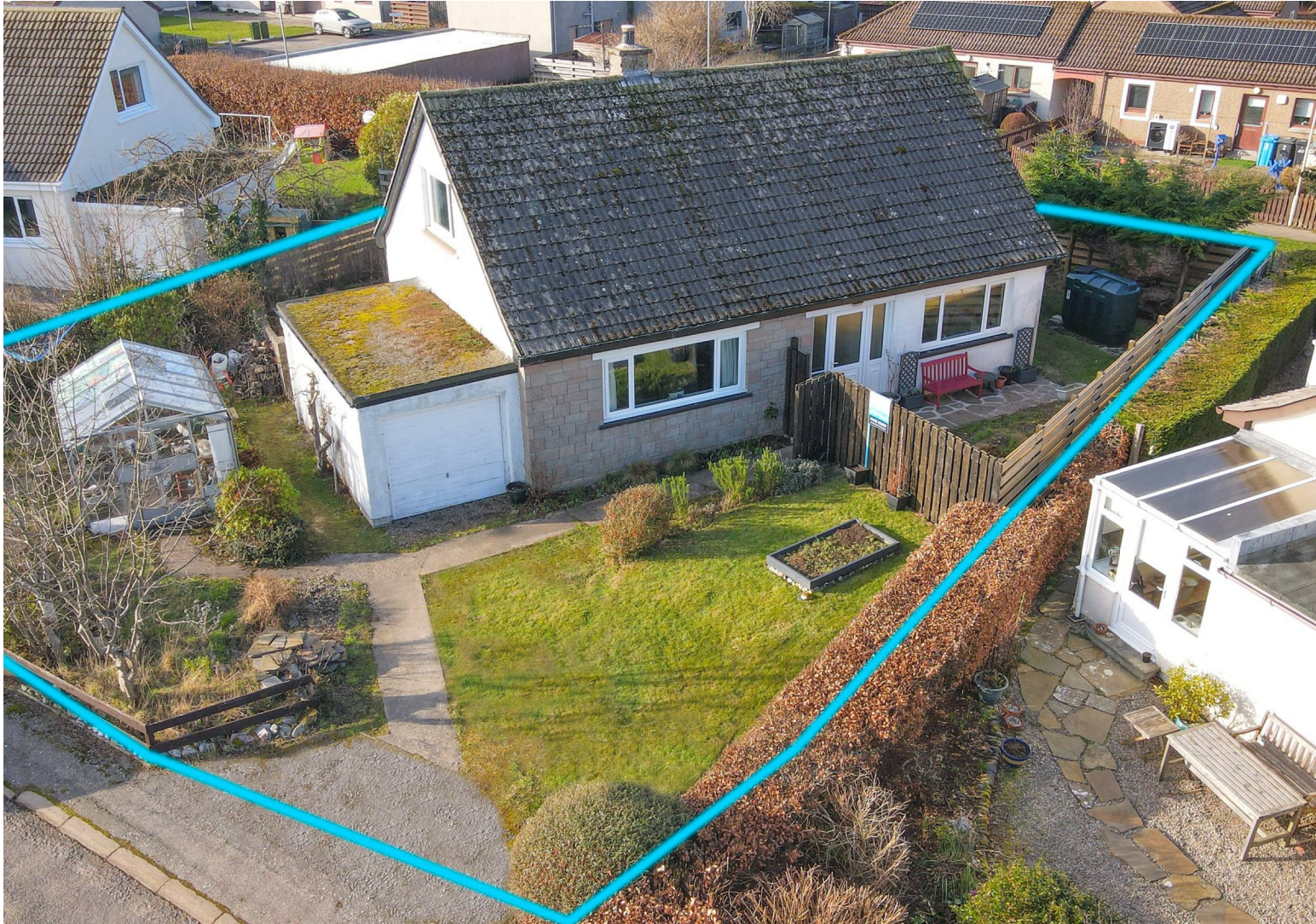


Ardchoille Golf Road  
Brora, Sutherland, KW9 6QT

Monster  
moves

Offers Over £280,000



4  2  1  D 

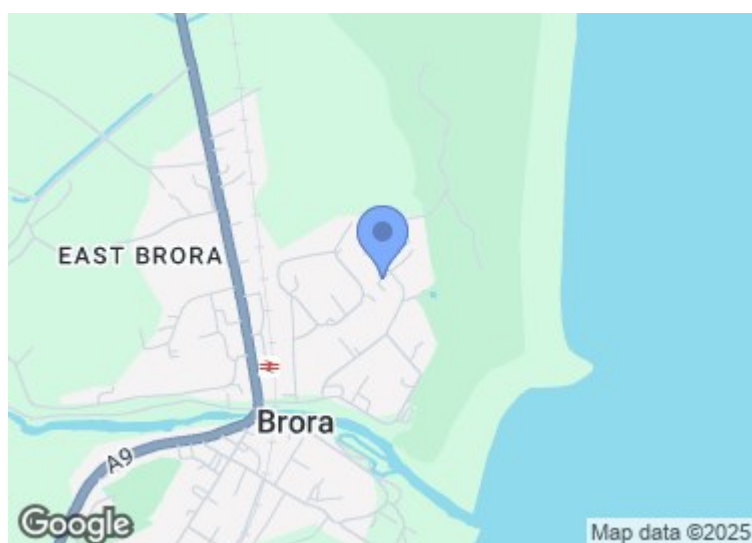
Ardchoille is a spacious 4 bedroom detached, 1 1/2 storey property located on Golf Road, a much desired area of Brora, close to the beach, golf course and shops. The property has been recently upgraded with a new kitchen and fresh decor, and sits in an enclosed, sheltered, mature garden with off street parking in front of the single garage. The ground floor comprises:- lounge, kitchen, dining room (Bedroom 4), shower room and bedroom 3. First floor:- 2 double bedrooms, study and w/c.







- 4 Bedroom Detached Property with Study
- Single Garage & Off Street Parking
- Enclosed Mature Garden & Greenhouse
- Quiet Cul-de-sac
- Close to the Beach & Golf Course



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
sales@monster-moves.co.uk  
www.monster-moves.co.uk  
Sutherland - 01408 525001  
Inverness - 01463 263063



monstermoveshighland  
monster\_moves\_estate\_agents

rightmove

Zoopla

onTheMarket.com

PrimeLocation.com

s1homes.com



## HALL & STAIRS

Entry to Ardchoille leads in to the hall with eco friendly cork flooring, from which stairs lead to the first floor and access is provided to all ground floor rooms. There is also a useful under stairs coat cupboard.

## SITTING ROOM

18'8" x 12'1"

The sitting room has an easily reinstated open fireplace and a large window allowing for lots of light to come through. A glass door leads through to the kitchen.

## KITCHEN

18'8" x 11'9"

A large room featuring new eco friendly cork flooring, with newly fitted units and a large island with integral sink, hob and retractable extraction. Two windows overlook, and patio doors lead to the rear private garden and decked area.

## DINING ROOM

10'9" x 10'2"

Presently set up as a dining room and overlooks the rear garden, but could also be bedroom 4

13'1" x 11'11"

Bedroom 3 is accessed from the hall and faces the front garden.

## SHOWER ROOM

7'2" x 6'10"

The shower room has a white pedestal wash basin, w/c and shower enclosure and has new eco friendly cork flooring.

## FIRST FLOOR

The stairs have iron spindles and carpeted tread and leads to the two main bedrooms, the office/study and a useful cloakroom. There is a linen cupboard on the landing.

## BEDROOM 1

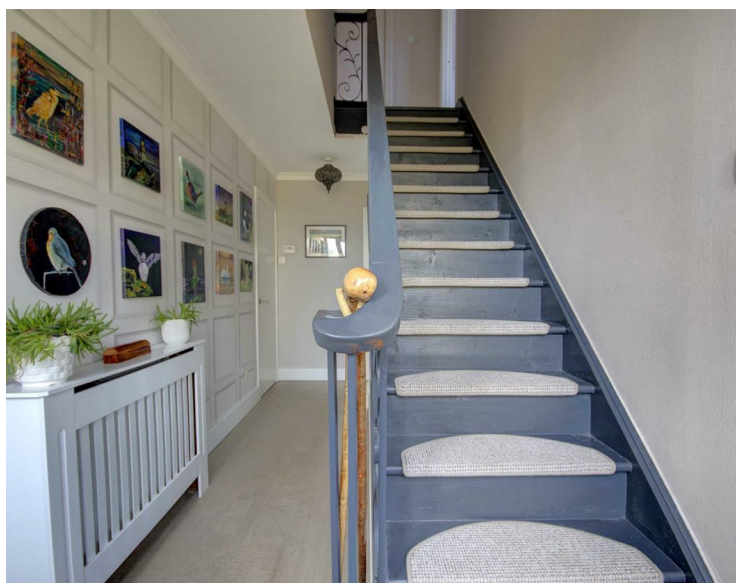
15'1" x 13'9"

A large bedroom with coombed ceiling and window in the gable wall. Large storage cupboard.

## BEDROOM 2

15'1" x 12'1"

A double bedroom with panoramic views of the hill and sea.



Thistle House, Main Street, Golspie, KW10 6TG

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

[www.monster-moves.co.uk](http://www.monster-moves.co.uk)

Sutherland - 01408 525001

Inverness - 01463 263063



[montermoveshighland](https://www.facebook.com/montermoveshighland)



[monster\\_moves\\_estate\\_agents](https://www.instagram.com/monster_moves_estate_agents)







### STUDY

9'2" x 6'10"

A double room that is presently used as a study.

### CLOAKROOM

5'2" x 1'11"

A cleverly fitted cloakroom in the eaves with a wash basin and w/c.

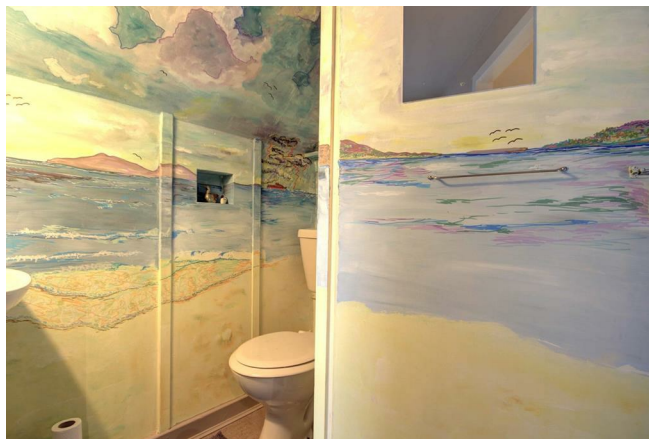
### GARDEN

The house sits centrally in the enclosed garden and has mature planting all around. The driveway leads to the front of the property and has space for 2 cars off street parking.

### LOCATION

Golf Road is a great location in the coastal village of Brora. The property sits in a quiet cul-de-sac and is walking distance to shops, doctors, restaurants, golf course, bowling club, community hub, and to the long sandy beach. Brora has good public transport links, north to Wick/Thurso and south to Inverness with a regular bus and train service throughout the day.

To find the house easily use what3words //flat.media.lilac



Thistle House, Main Street, Golspie, KW10 6TG

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

[www.monster-moves.co.uk](http://www.monster-moves.co.uk)

Sutherland - 01408 525001

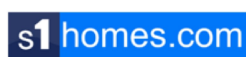
Inverness - 01463 263063



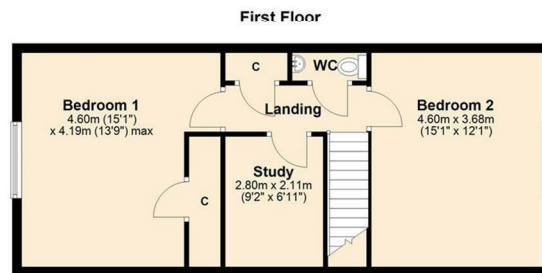
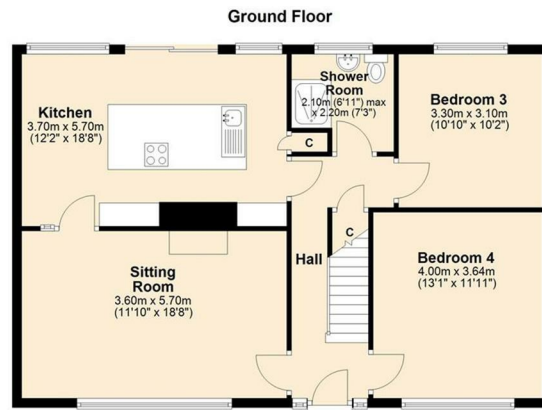
[montermoveshighland](https://www.facebook.com/montermoveshighland)



[monster\\_moves\\_estate\\_agents](https://www.instagram.com/monster_moves_estate_agents)

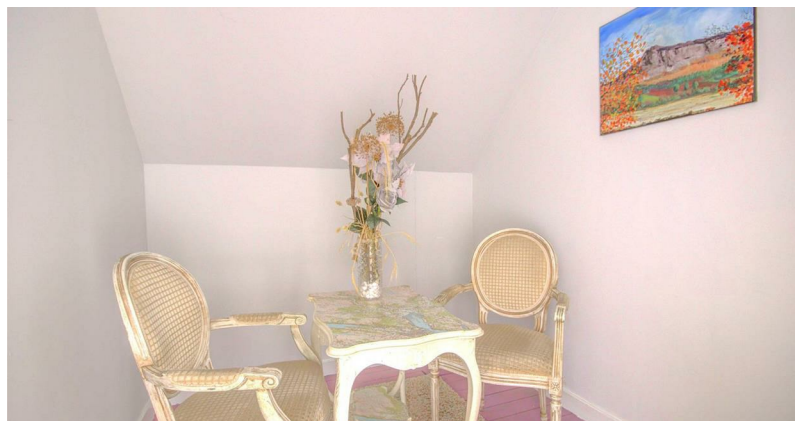






For illustrative purposes only. Produced by Monster Moves Ltd 2024  
Plan produced using PlanUp.

**Ardchoille, Golf Road, Brora**



Thistle House, Main Street, Golspie, KW10 6TG

sales@monster-moves.co.uk

www.monster-moves.co.uk

Sutherland - 01408 525001

Inverness - 01463 263063

**PRS**  
Property Redress Scheme



montermoveshighland



monster\_moves\_estate\_agents

**rightmove**

**Zoopla**

**OnTheMarket**

**PrimeLocation**

**s1 homes**



Council Tax  
Highland Council Tax Band E

Tenure  
Freehold

Entry  
By mutual agreement

Viewing  
To arrange a viewing of Ardchoille, Golf Road, Brora,  
please contact Monster Moves on 01408 525001 or  
email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
Scotland		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	56	71
Scotland		EU Directive 2002/91/EC



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Thistle House, Main Street, Golspie, KW10 6TG  
[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)  
[www.monster-moves.co.uk](http://www.monster-moves.co.uk)  
Sutherland - 01408 525001  
Inverness - 01463 263063



[montermoveshighland](https://www.facebook.com/montermoveshighland)



[monster\\_moves\\_estate\\_agents](https://www.instagram.com/monster_moves_estate_agents)

