

Grianan West Clyne
Brora, Sutherland, KW9 6NH



Offers In The Region Of £280,000



Grianan is a three bedroom bungalow located in the desirable area of Clynelish just north of the village of Brora on the east coast of Sutherland. The bungalow is neutrally decorated throughout and has spacious lounge and kitchen/diner, three double bedrooms (1 with en suite). The property sits in approx. 0.3 acre garden with driveway and EV charging point.





- 3 Bedroom Bungalow
- Stunning South Facing Views
- Parking for a Number of Vehicles
- EV Charging Point
- Full Fibre for Ultrafast Broadband



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
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HALL & VESTIBULE

Through the front door and into the vestibule which has space for outdoor clothes and footwear. Then into the central hallway with access to all rooms and a linen cupboard.

LOUNGE

21'10" x 15'6"

Turning right you are entering the large lounge with picture window giving 180 degree stunning views. The room is neutrally decorated and has a multi fuel burner on a slate hearth. A door leads through to the kitchen/diner.



KITCHEN/DINER

28'10" x 11'8"

A large room with kitchen to one side and a dining area to the other. Pine base and wall units with integrated double oven and gas hob with hood above. Dual aspect windows giving lots of light into the room

UTILITY

11'6" x 6'6"

From the kitchen is the utility with a rear door to the driveway. The boiler is located in here along with a washing machine and dishwasher below the worktop. There is further space for a freezer and shelves above. 2 horse pulleys hang from the ceiling.



BATHROOM

8'7" x 6'3"

The bathroom comprises a white three piece suit:- P shape bath with overhead mains shower, pedestal wash basin and w/c. Chrome heated towel rail.



BEDROOM 1 with EN-SUITE

13'6" x 12'9"

The principle bedroom has a large picture window with uninterrupted views south. A double fitted wardrobe and t newly fitted en suite comprising:- large shower enclosure , white wall hung wash basin and a w/c. Black heated towel rail.

BEDROOM 2

11'7" x 11'6"

Bedroom 2 has double fitted wardrobe and view to the west and is neutrally decorated.

BEDROOM 3

11'5" x 9'11"

A double bedroom also with panoramic views to the south and a fitted wardrobe.



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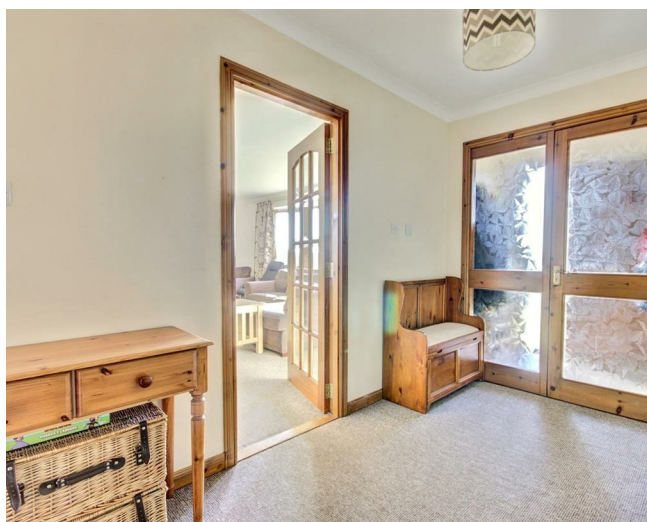


GARDEN

The property sits centrally in the plot and is laid to grass to the front and driveway to the rear. An electric vehicle charging point is located at the rear door.

LOCATION

Grianan is located in the sought after area of Clynelish on the north side of Brora, with its open views and proximity to the amenities that the village of Brora has to offer along with access to outdoor activities. Brora has shops, doctors, Primary School, restaurants, museum, distillery and is 60 miles north of Inverness Airport.
What3words ///obliging.lanes.dreams



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		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Scotland	EU Directive 2002/91/EC	



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Living Wage
Foundation

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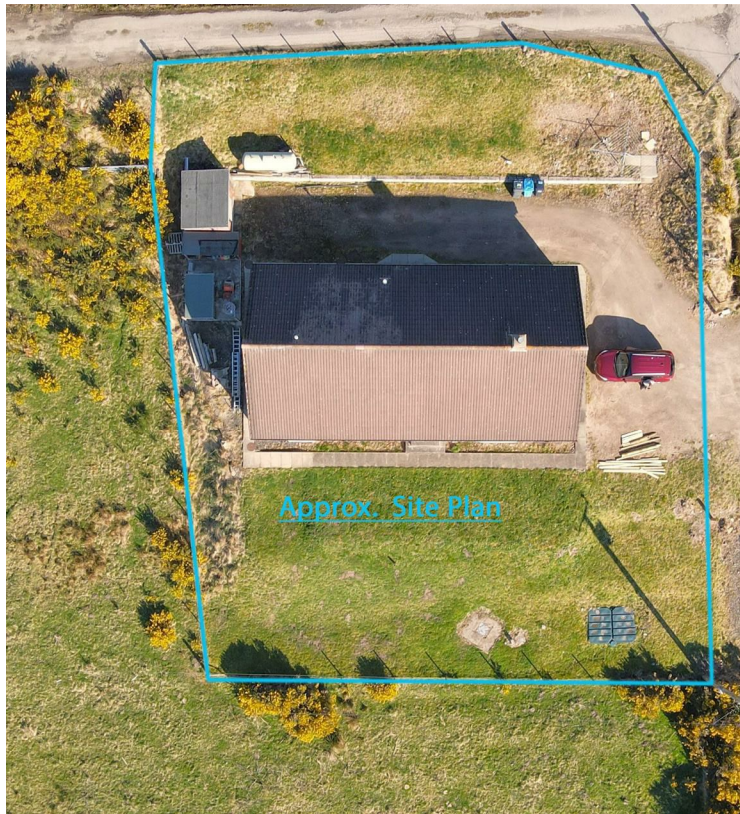
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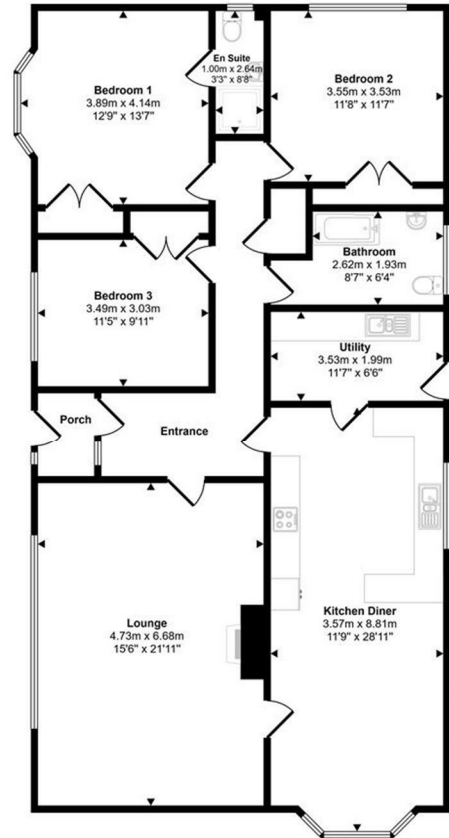
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Approx Gross Internal Area
141 sq m / 1523 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Council Tax Highland Council Band E

Tenure Freehold

Entry By mutual agreement

Viewing To arrange a viewing of Grianan, West Clyne, Brora, Sutherland KW9 6NH, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk

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.



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