

1 Tarbat Crescent
Brora, Sutherland, KW9 6PJ



Offers Over £132,500

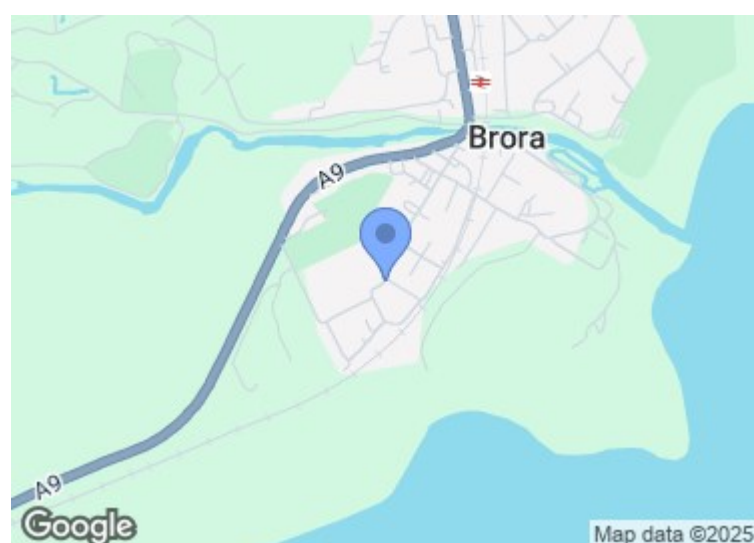


A good family home located in the village of Brora with Primary school and local amenities on your doorstep. The property comprises a sitting room, kitchen, bathroom and utility on the ground floor and three bedrooms on the first floor. Enclosed garden front and rear and the added bonus of a detached garage and off street parking.





- 3 Bedroom Semi- detached House
- Close to Local Amenities
- Enclosed Garden Front and Rear
- Detached Garage and Off Street Parking
- Close to Primary School
- Good Family Home
- All floor fittings to be included



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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PORCH & HALL

A small porch, with window and heater, leads into the hall with access to the sitting room, kitchen, bathroom, storage cupboard and stairs to the first floor.

SITTING ROOM

10'7" x 18'5"

A large sitting room with dual aspect windows with fitted vertical blinds. Space for seating and dining and a fitted grey carpet.

KITCHEN

10'11" x 7'10"

The kitchen has fitted base and wall units and space for a washing machine (or dishwasher) and free standing cooker. A fitted larder and the boiler is positioned on the wall.



BATHROOM

5'10" x 6'2"

The bathroom has a white three piece suite:- bath, pedestal wash basin and w/c. Black sparkle wet wall around bath. An understairs storage cupboard with shelving.

UTILITY & STORAGE ROOM

9'6" x 6'7", 5'6" x 4'10"

Off the kitchen is a utility room with fitted base and wall units and storage for outdoor wear. A rear door leads to the rear garden.



FIRST FLOOR

A carpeted stairs to the first floor and the three bedrooms, a linen cupboard and attic access with Ramsay ladder for access.



BEDROOM 1

14'10" x 9'1"

A double bedroom to the front of the property with two windows, fitted carpet.

BEDROOM 2

15'4" x 8'7"

A double bedroom to the rear of the property with two windows, fitted carpet.

BEDROOM 3

8'0" x 8'10"

A single bedroom with dual aspect windows, wardrobe and fitted carpet.



GARDEN & SHEDS

The garden to the front is enclosed and laid to lawn. From the utility room a door leads to the rear enclosed garden which is laid with slabs and chippings and includes, a stone built utility with power and a wooden shed with power. The LPG tank is located here that supplies the Gas central heating.



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GARAGE

9'4" x 14'6"

The detached stone built garage is located across the street and has private off street parking outside the garage. There is an electricity supply from the house and fitted workbenches.

LOCATION

Located in a residential area of Brora, Tarbat Crescent is close to all local amenities such as ; primary school, shops, restaurants, pubs, hairdresser, youth club, Brora Learning Centre, Brora Golf Club, Football club and bowling club. Only a short walk down to the beach.



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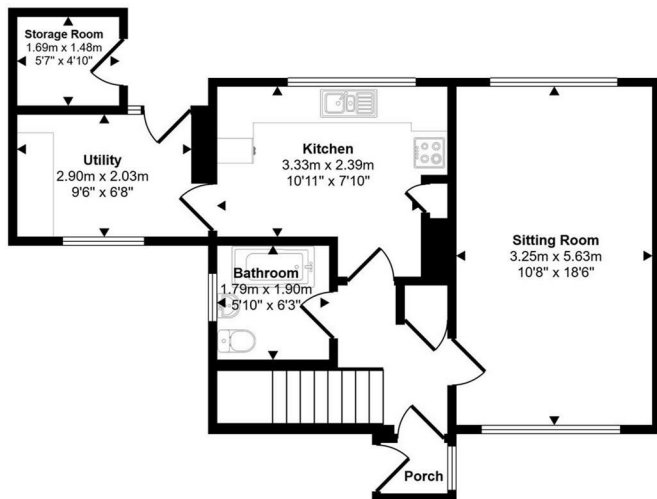
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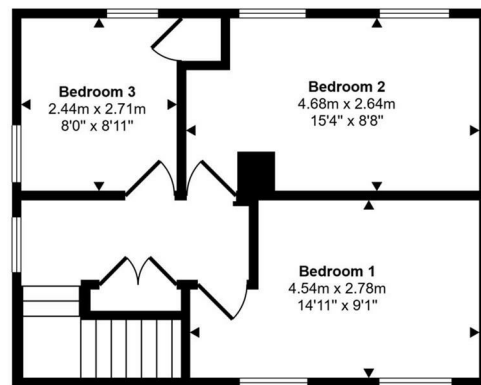
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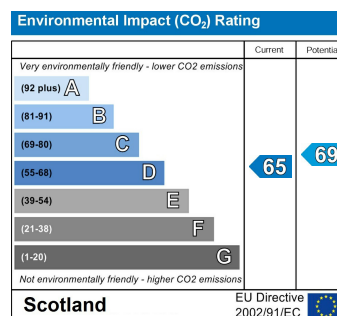
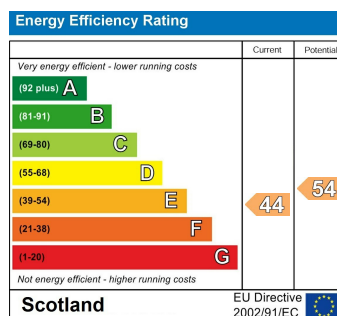
Ground Floor
Approx 51 sq m / 552 sq ft

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.



First Floor
Approx 40 sq m / 435 sq ft

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Living Wage
Foundation



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Council Tax

Highland Council Tax Band A

Tenure

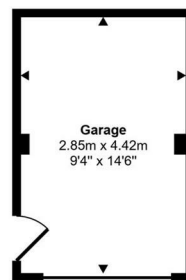
Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of 1 Tarbat Crescent, Brora, Sutherland KW9 6PJ, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Garage
Approx 13 sq m / 136 sq ft

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