



## The Neuk Ladies Loch

Brora, Sutherland KW9 6NG

Offers Over £90,000



Under offer

The Neuk is a delightful detached bungalow with three bedrooms and a detached single garage. Located in a semi-rural location on the edge of the village of Brora the property is set in a mature garden that surrounds the property.

The property is of non-standard construction and would benefit from modernisation throughout.



## KITCHEN 13'11" x 10'5"

A bright and spacious room, with dual aspect windows to the front and side of the property. The kitchen has a number of base units and worktop, in addition to built-in cupboards to the end of the room. There is space for an under-counter fridge and washing machine.

## SITTING ROOM 12'4" x 19'4"

Taking full advantage of the adjacent sunroom the good-sized sitting room offers ample space to seat family and friends comfortably. The fireplace, currently covered, with an electric fire in situ could be returned to original open fireplace.

## SUNROOM 6'2" x 25'7"

Accessed via the sitting room or hallway the sunroom sits overlooking the front of the property, the perfect spot to enjoy the warmth of the Scottish summer sun and the visiting wildlife, including garden birds and occasional deer.

## BEDROOM 1 12'4" x 9'6"

A double bedroom, with window to the front of the property and built-in wardrobe.

## BEDROOM 2 8'10" x 14'1"

A double bedroom with window overlooking the rear garden and built-in wardrobe.

## BEDROOM 3 11'1" x 11'9"

Most laterly used as an office and for additional storage, bedroom 3 is another good sized room with window looking to the rear of the property.

## WET ROOM 5'2" x 6'10"

The wet room is accessed via a sliding door and is comprised of a white sink and WC, and walk-in accessible shower.

## GARDEN & DRIVEWAY

The garden is mainly down to grass with trees and shrubs. There is a gravel parking area to the front of the house and the boundaries are enclosed with post and wire fencing. A detached garage of concrete block construction and a metal "up and over" vehicle access door and power supply.

## LOCATION

A quiet semi-rural area surrounded by croft land, Ladiesloch offers a pleasant and peaceful property location yet remains within easy walking distance from the local amenities the village of Brora has to offer. Primary school education is provided in Brora Primary School, and doctors, pharmacy, library, local independent shops, cafes, restaurants and petrol stations are all nearby.

What3Words //evaporate.flinches.cubs

## ADDITIONAL INFORMATION

Council Tax Band - C

Oil Fired Central Heating

Built 1960 and extended 1970

Present owners oil averaged £1800/year and electricity £600/year

## VIRTUAL TOURS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171ge31a>

Virtual Walkthrough - <https://youtu.be/IU0dLrHZ0kc>

## Area Map

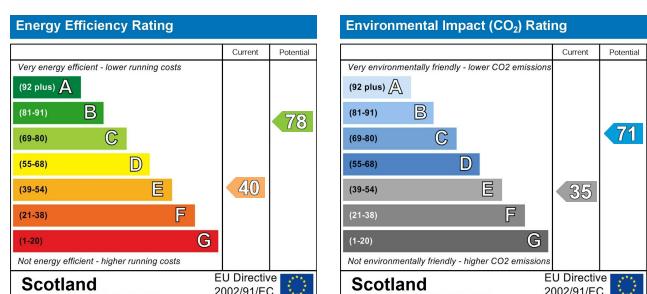


## Floor Plans



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

## Energy Efficiency Graph







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