

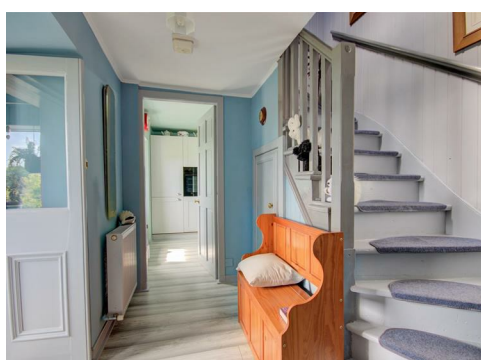
Mount Pleasant 4 Academy Street  
Brora, Sutherland, KW9 6QP



Offers Over £260,000



Mount Pleasant is an extended traditional cottage with a large garden (0.6 acre approx) and is located on the edge of the coastal village of Brora, within walking distance of all local amenities and the beautiful sandy beach. The property comprises;- 3 bedrooms, kitchen, utility, bathroom, shower room and sitting/dining room . There is off street parking for 3 vehicles, a double garage, a bothy and 3 sheds/workshops along with two log stores.





- 3 Bedroom Detached Property
- Sits in 0.6 acre garden (approx)
- Double Garage & Outbuildings
- Close to All Local Amenities



**PRS**  
Property Redress Scheme



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)  
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## PORCH & HALL

The porch has dual aspect windows and a double half wooden door into the hall. The hall has access to the sitting room, bedroom 3/office and the stairs to bedrooms 1 & 2 and the bathroom.

## BEDROOM 3/ OFFICE

13'9" x 11'1"

To the right from the hall is bedroom 3/office with space for a king bed and two sets of wardrobes, window to the front and fitted carpet.

## KITCHEN

13'9" x 18'0" (widest)

To the left is the L shaped newly fitted kitchen that has light grey wall and base units with integrated induction hob, eye level oven, dishwasher and space for an American fridge/freezer.

## SITTING/DINING ROOM

12'1" x 26'2"

Two steps lead into the long sitting/dining room with two windows facing the front and french doors leading to the rear garden. A brick fire surround with a multi fuel burner on a slate hearth. Wood flooring throughout.

## UTILITY

6'6" x 6'6"

From the kitchen into the utility room where there is a worktop with sink and plumbing below for a washing machine. and space for boots and coats. A shower room and back door to the garden.

## SHOWER ROOM

6'6" x 2'7"

The shower room has a white w/c, wash basin and shower enclosure with wet wall.

## FIRST FLOOR

Stairs to the landing with a wall of half height storage cupboards, painted cladding on walls and access to bedrooms 2 & 3 and the bathroom. There is a maid's pulley on the ceiling and tartan carpet on the floor.

## BEDROOM 1

10'9" x 9'10"

A double bedroom with coombed ceiling, fitted carpet and built in wardrobes.

## BEDROOM 2

13'1" x 11'1"

A double bedroom with coombed ceiling, wall of storage cupboards and fitted carpet.



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## BATHROOM

5'10" x 7'10"

A spacious bathroom with a white 3 piece suite;- pedestal wash basin, w/c and bath with overhead electric shower. Tiles around the bath and lower part of walls, painted clad upper walls, coombed ceiling and window overlooking the rear garden.

## GARDEN & OUTBUILDINGS

17'4" x 17'4"

Mount Pleasant sits in a large garden (0.6 acre) to the rear and side of the property. The lower half is level and then slopes up the hill behind. Beyond the patio area that has the french windows from the sitting room are steps that lead up to a long grassed area and then steps to a patio area with a stone bothy. Attached to the side of the house is a garden tool shed. Further along is a garden shed and enclosed area that obscures the oil tank, next to that is a block built double garage (5.30m x 5.30m) and beside that there is parking for 2 further vehicles.

## ADDITIONAL INFORMATION

Council Tax Band -

Oil Fired Central Heating

Built circa 1900's Front and rear extensions added circa 1960,s

Side Extension 1990

Double Glazed with uPVC Casements

## LOCATION

Mount pleasant is located in the coastal village of Brora and within walking distance to all the local amenities; shops, doctors, primary school, sandy beach, Brora golf course and beautiful walks. Close to the A9 and both rail and bus links north and south.

What3words ///mergers.greyhound.wove



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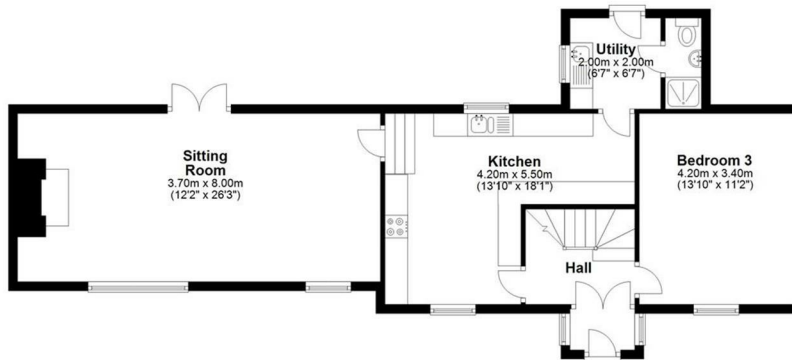
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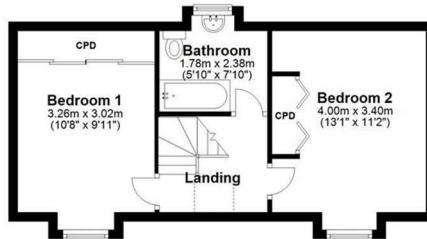
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## Ground Floor



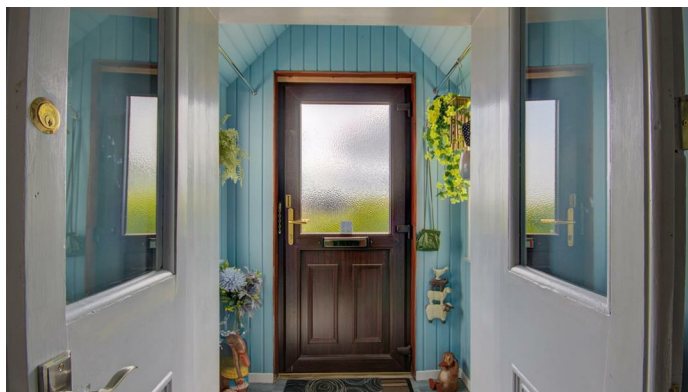
## First Floor



Total area: approx. 112.6 sq. metres (1211.9 sq. feet)

This floorplan is for illustrative purposes only 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. Produced by Monster Moves Ltd 2025  
Plan produced using PlanUp.

Mount Pleasant, Brora



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			
<b>Scotland</b>		47	61
		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			
<b>Scotland</b>		45	55
		EU Directive 2002/91/EC	



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**Council Tax**  
Highland Council Tax Band D

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of Mount Pleasant, 4 Academy Street, Brora, Sutherland KW9 6QP, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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