

The Old Library Rosslyn Street
Brora, Sutherland, KW9 6NY



Offers Over £285,000



Steeped in local history, The Old Library in Brora holds the distinction of being the location where the formation of the village's golf club was first discussed in 1891. Situated nearby is the renowned championship Brora Golf Course, a spectacular 18-hole Braids links popular with both visitors and locals.

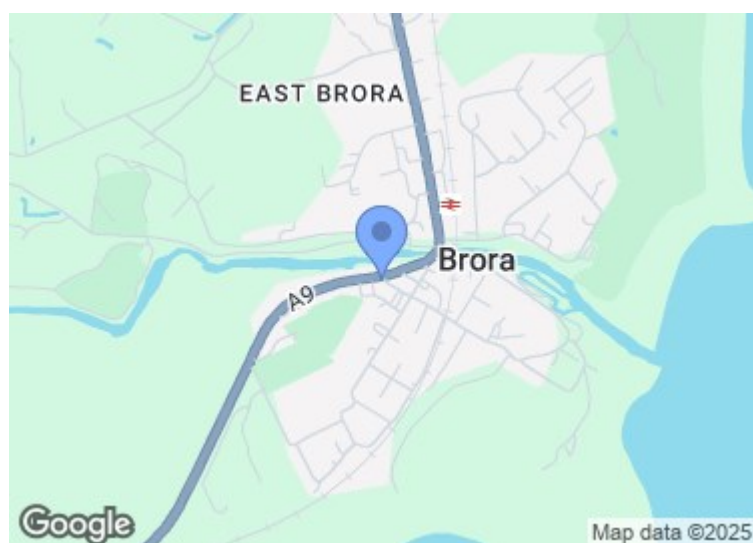
Offering remarkable versatility, this immaculate property not only presents the prospect of a wonderful family home, complemented by income-generating potential from the apartment and retail unit, but also boasts a successful history as a self-catering holiday let for the last four years.

Situated in the heart of the charming village of Brora, on the increasingly popular North Coast 500 route, this light and airy property is tastefully decorated throughout, presenting a delightful prospect for either a comfortable home or a promising investment.





- 3 Bedroom Townhouse
- 1 Bedroom Apartment
- Retail Unit on Main Street in Brora
- Enclosed Garden to Rear
- Investment Opportunity



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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3 BEDROOM TOWNHOUSE

The three-bedroom townhouse offers spacious and flexible living over three floors, accessed via a rear garden entrance leading to a central ground floor with a modern kitchen/dining room and a convenient shower room. The first floor features an elegant sitting room, a good-sized family bathroom, and the first of three double bedrooms. The second floor provides two further double bedrooms.

ENTRANCE / HALLWAY

Entry to the property is gained through the enclosed garden, leading to a ground floor entrance that immediately introduces you to the heart of the home. This central area provides access to the kitchen/dining room and a practical shower room, and useful storage cupboard, while the staircase to the first and second floors is located just beyond.

KITCHEN / DINING ROOM

13'7" x 13'9"

This delightful kitchen is well-appointed with modern wall and base units, a light grey laminate worktop, and a tiled splashback. Dual aspect windows bathe the room in natural light and provide views of the garden and the front aspect. There is ample room for a dining table with seating for up to six, making it a sociable space. The neutral décor and vinyl flooring add to the comfort and practicality of this room.

SHOWER ROOM

5'1" x 5'4"

This practical shower room comprises a shower enclosure fitted with an electric shower, a white WC, and a pedestal wash basin.

SITTING ROOM

20'0" x 13'11"

Found on the first floor, the L-shaped sitting room is tastefully presented and showcases an elegant open fireplace with tiled hearth, cast iron surround and timber mantle, complemented by beautiful oak flooring. Three windows provide dual aspect views to the front and rear of the property, filling the room with natural light. With ample space for entertaining or quiet relaxation, it's a sublime spot to enjoy the fireplace during colder months.

BATHROOM

6'3" x 6'2"

A good-sized bathroom appointed with a traditional white three-piece suite also benefits from a useful built-in cupboard and shelving nestled within an alcove, providing excellent storage.



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BEDROOM 1

9'6" x 7'6"

Situated on the first floor, this double bedroom benefits from a window with garden views and has been carpeted to provide a comfortable space.

BEDROOM 2

17'9" x 12'0"

On the second floor, you'll find another double bedroom complete with built-in wardrobes and benefiting from dual aspect windows that enhance the natural light.

BEDROOM 3

9'7" x 12'1"

Completing the accommodation is a further double bedroom with a window providing a view of the front aspect.



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1 BEDROOM APARTMENT

Nestled above the retail unit, this well-presented one-bedroom apartment spans two thoughtfully designed floors. The first floor welcomes you with an open-plan lounge and kitchen, creating a sociable and functional space, along with a conveniently located bathroom. Stairs rise to the comfortable double bedroom. Currently operating as a long-term let, this property's prime location also lends itself beautifully to the holiday let market, offering a compelling investment opportunity.



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RETAIL UNIT

Situated in a prime location on Brora's bustling main street, and benefiting from its position on the A9 NC500 Tourist Route, this retail unit presents an excellent commercial prospect. Currently tenanted by the popular local artists' shop, 'The Otter's Couch', under a term lease, the unit offers a versatile space. Internally, it includes a WC and a dedicated staff room complete with installed kitchen units.

GARDEN

To the rear of the properties lies a substantial enclosed garden, providing shared access for all three units. This private oasis is predominantly laid to lawn and enclosed by a six-foot timber fence, ensuring a high degree of seclusion. Enjoying a favourable sunny aspect, it's a true suntrap, perfect for relaxation and outdoor enjoyment.

LOCATION

The Old Library carries a rich history within the charming village of Brora, its past intertwined with the community for many years. Brora offers a strong sense of local life with its shops, restaurants, schools, and medical practice. As a key point along the iconic NC500 Tourist Route, the village welcomes many visitors exploring the Scottish coastline. Adding to its allure, Brora boasts a stunning and often secluded golden beach, a true gem of the Sutherland coast, situated conveniently by the village and the renowned Brora Golf Club, with picturesque vistas of the North Sea and the Moray Firth.

WHAT3WORDS ///brilliant.hillside.raven

INCOME POTENTIAL

Offering remarkable versatility, this property not only presents the prospect of a wonderful family home, complemented by income-generating potential from the apartment and retail unit, but also boasts a successful history as a self-catering holiday let for the last four years, complete with a Short Term Let License, achieving an annual turnover of approximately £20,000. With the option to acquire all existing fixtures and fittings at an additional cost, it offers the potential for a seamless and immediate transition.



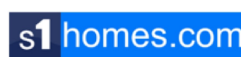
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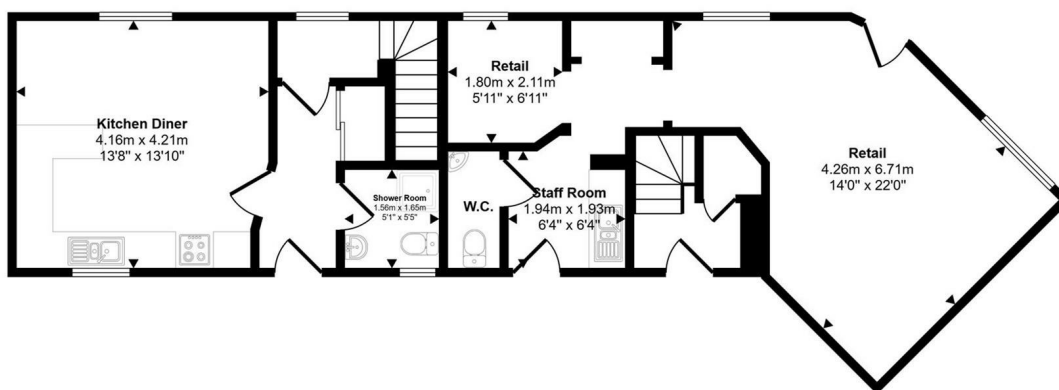


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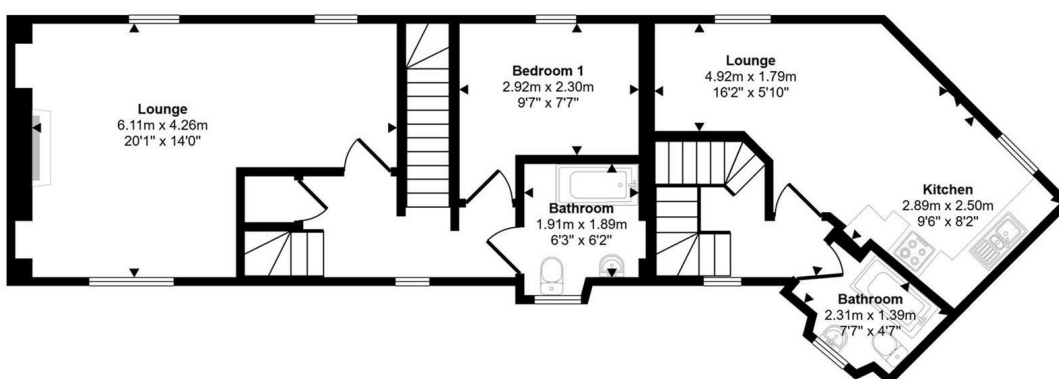


Ground Floor

Approx 70 sq m / 756 sq ft

Denotes head height below 1.5m

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.

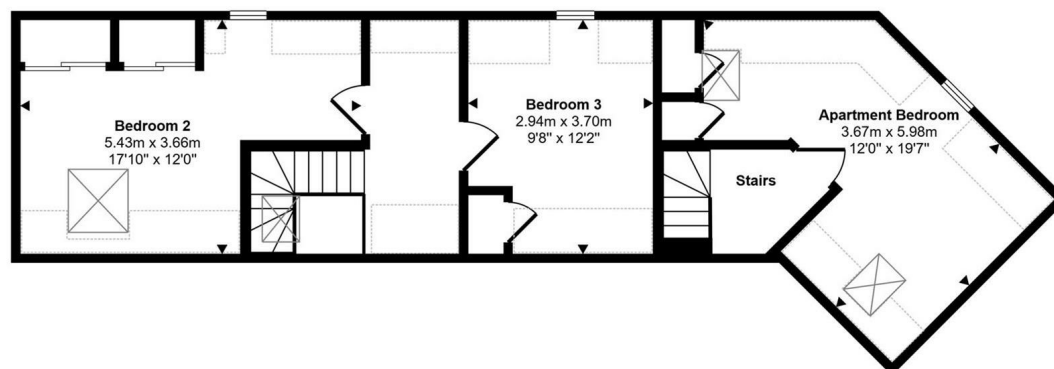


First Floor

Approx 72 sq m / 777 sq ft

Denotes head height below 1.5m

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Second Floor

Approx 59 sq m / 635 sq ft

Denotes head height below 1.5m

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Council Tax
Highland Council
Band Exempt

Tenure
Freehold

Entry
By mutual agreement

Viewing

To arrange a viewing of The Old Library, Rosslyn Street, Brora, Sutherland KW9 6NY, please contact Monster Moves on 01408 525001 or email 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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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