



Strathsteven Cottage

Brora, Sutherland, KW9 6NL

Offers Over £200,000



Built in 1864 this three bedroom detached stone cottage is surrounded by woodlands and enjoys views over the Moray Firth. Situated halfway between Brora and Golspie the property benefits from generous accommodation over two floors, large garden grounds and outbuildings. This Category C listed building features sliding sash windows, a typical feature of Sutherland estate style of architecture Ref. LB7025 Historic Environment Scotland.



PORCH 5'4" x 4'5"

The main entrance at the front of the property leads to the porch, with additional glazed doors that lead to the hallway.

SITTING ROOM 14'9" x 10'9"

The sitting room sits to the front of the property with views overlooking the Moray Firth. The fireplace in this room has been blocked.

LIVING ROOM 14'9" x 12'5"

The large living room has a timber mantel and surround with electric stove effect fire fitted in the fireplace. The room is front facing with views to the Moray Firth.

KITCHEN & PANTRY 14'8" x 10'11"

Located at the rear of the property, the large kitchen features the original hearth, fitted kitchen units with space for washing machine, fridge and freezer, and ample space for dining table. With dual aspect windows this room is light and bright. The large pantry (3.37m x 1.17m) provides additional storage space with ample shelving.

BOOTROOM & CLOAKROOM

To the rear of the property there is a useful bootroom area, with shelving. The cloakroom encompasses a white WC and sink. A new rear door was installed in June 2021.

HALL, STAIRS & LANDING

The main hallway leads directly to the sitting room, living room, towards the rear of the property and the stairs, leading to the first floor of the property.

BEDROOM 1 15'6" x 13'0"

The master bedroom sits to the rear of the property with combed ceilings, a small built-in cupboard and window to the side of the property.

BEDROOM 2 11'8" x 11'1"

A double bedroom sitting at the front of the property, with combed ceilings, built-in cupboards for storage space and window overlooking fields towards the Dornoch Firth.

BEDROOM 3 13'2" x 12'9"

Another large double bedroom with storage cupboard, combed ceilings and window to the front of the property.

BATHROOM 11'8" x 6'9"

A bright and spacious bathroom, with white bathroom fixtures and shower over bath.

OUTBUILDINGS

There is a large covered storage area to the rear of the property and timber garden shed. A sizeable timber framed and clad "Summer House" in need of considerable repair also sits in the grounds of the property.

GARDEN & DRIVEWAY

The garden surrounding the property, mainly laid to grass, is set amongst natural woodland interspersed with specimen trees. There is a driveway and sufficient parking for two vehicles to the side of the property in addition to parking space at the front of the property.

ADDITIONAL INFORMATION

Council Tax Band - D
EPC Rating - F
Category C Listed Building Ref. LB7025 Historic Environment Scotland
Mains water & electric, drainage to septic tank and soakaway located in adjacent land
The property benefits from oil fired central heating.

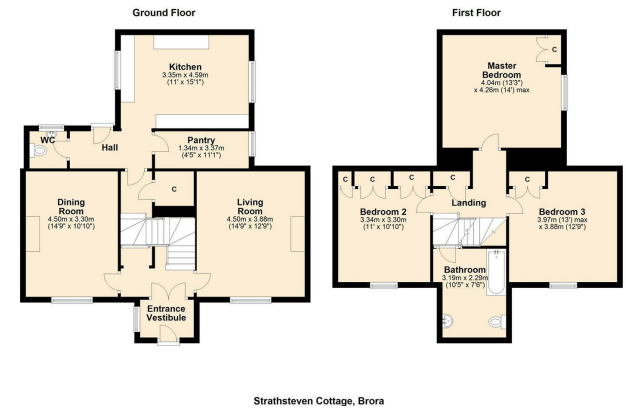
LOCATION

Strathstevens Cottage is located approximately half-way between the villages of Brora and Golspie on the east coast of Sutherland and sits close to the A9 trunk road. The nearby villages provide an excellent range of facilities, including primary and secondary schools, hospital, doctors, dentist and leisure facilities including a swimming pool in addition to well renowned golf courses and sandy beaches.
What 3 Words Location <https://w3w.co/ocean.kitchens.buying>

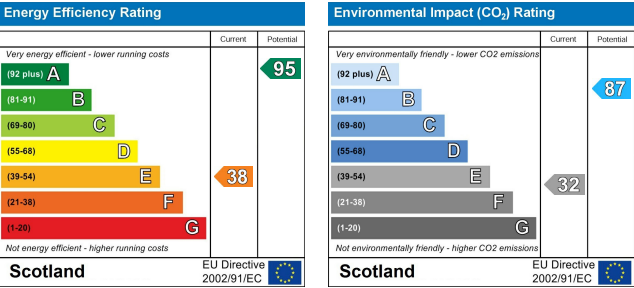
Area Map



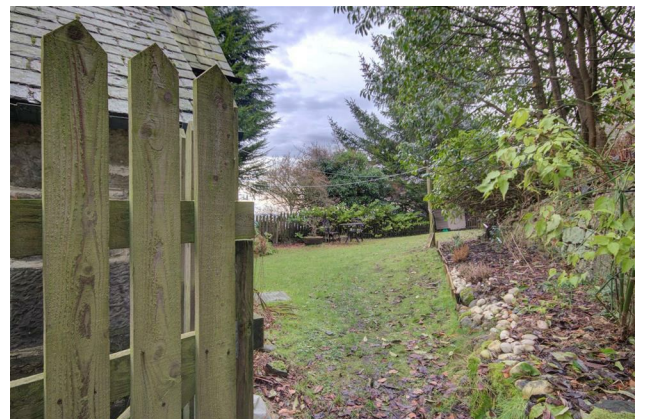
Floor Plans



Energy Efficiency Graph







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