



## Victoria Cottage Victoria Road

Brora, Sutherland KW9 6QN

Offers Over £170,000



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A detached 1.5 storey stone cottage set in the coastal village of Brora on the east coast of Sutherland. The house is set in an enclosed garden and with 3/4 bedrooms this property has lots of potential. Close to all amenities and transport links and within walking distance to the beach, and golf course. In need of modernisation this would make a lovely family home.



## HALL

Entry to the house into the hall with access to the sitting room, bedroom 4, shower room and first floor.

## SITTING ROOM 13'1" x 11'5"

The sitting room has dual aspect windows and a door to the kitchen/diner.

## KITCHEN/DINER 13'1" x 10'2"

Kitchen/diner with dual aspect windows and kitchen units, built in cupboard.

## UTILITY 6'6" x 10'2"

Off the kitchen the utility has a rear door to the garden and outbuilding. Plumbing for a washing machine, sink and space for a tumble drier and outdoor coats etc.

## BEDROOM 4/LOUNGE 13'1" x 8'10"

A spacious room that could be used as a sitting room or downstairs fourth bedroom.

## SHOWER ROOM 5'8" x 8'6"

The shower room has a walk in shower, white wash basin and w/c. Two windows and a radiator.

## FIRST FLOOR

Stairs from the hall to the landing and access to the three bedrooms on the first floor.

## BEDROOM 1 13'1" x 12'9"

A double bedroom with coombed ceiling.

## BEDROOM 2 13'1" x 11'9"

A bedroom to the rear of the property COuld be converted to a shower room.

## BEDROOM 3 6'6" x 9'1"

A double bedroom with coombed ceiling and fitted cupboard.

## GARDEN & OUTBUILDINGS

The house site has stone walls around the property and the garden, which is laid to lawn. The right to park is outside the boundary at the front of the property. An outbuilding is at the rear of the property.

## ADDITIONAL INFORMATION

Council Tax Band- C  
Oil Fired Central Heating  
Built 1887 extended 1980

## VIRTUAL TOURS

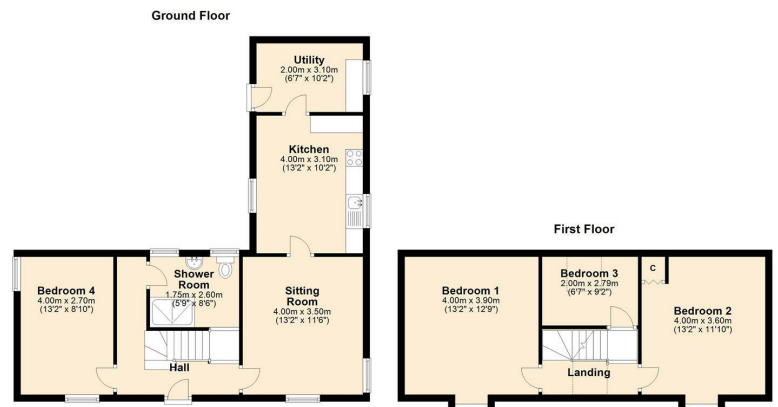
360 Tour -  
<https://www.madesnappy.co.uk/tour/1g171ge5d7>

Virtual Tour - <https://youtu.be/vV-ReMC80yw>

## Area Map

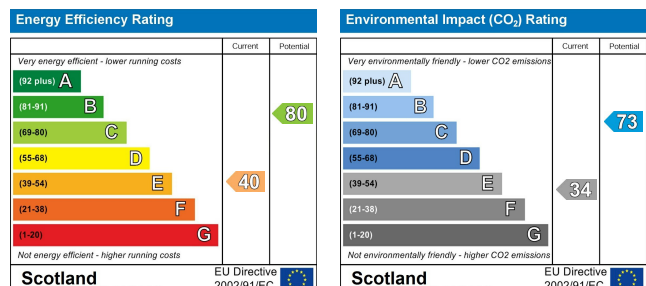


## Floor Plans



For illustrative purposes only. Produced by Monster Moves Ltd 2024  
Plan produced using PlanIt.  
Victoria Cottage, Brora

## Energy Efficiency Graph











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