



Residential Property

Georgesons
Estate Agents

2 Muirfield Drive, Brora



The Property

This three bedroom end terraced house is situated in a pleasant and child friendly residential area of the town and is within walking distance to all local amenities. Close to the beautiful unspoilt Brora beach and a short walk to the harbour and River Brora. The property comprises of entrance vestibule, an open plan kitchen with diner, lounge, three bedrooms and bathroom. The property benefits from electric central heating and double glazing throughout. The front garden is enclosed and laid to lawn, rear garden is enclosed with a paved patio area with views overlooking the Sutherland hills. This property would make a lovely family home.

The Area

The peaceful village of Brora is situated on the east coast of Sutherland on the main A9 route. At the beginning of the century the town was a thriving industrial village and the first place in the north of Scotland to have electricity thanks to its wool industry, and was named "Electric City". Sandstone from the local quarry was used in the construction of London Bridge, Liverpool Cathedral and the nearby Dunrobin Castle. Brora Distillery and Capaldi's Ice Cream Shop, now owned by Harry Gow's Bakery still remain in the town. Local services include a Spar, Nisa, Co-op, 2 hotels, several local shops, health centre, chemist, bank and primary school. The town is served by a railway station and buses operate every couple of hours reaching Wick & Thurso to the north and Inverness to the south in approximately an hour in either direction. For outdoor enthusiasts, there are a host of activities including hill walking, stalking, shooting, mountain biking, 18 hole links golf course, bowling, tennis, badminton and billiard facilities, fishing and football at Brora Rangers Football Club, founded in 1879.

Entrance Vestibule – Exterior timber door leading to timber framed glazed panel door.

Hall – One cupboard. One electric storage heater. One single power point. One smoke alarm. Laminate flooring.

Lounge – 4.0m x 3.5m. Four double power points and one single power point. Television aerial point. Laminate flooring.



Bedroom 2 – 3.7m x 3.2m. Fitted wardrobe. Two double power points. Carpet flooring.



Bedroom 3 – 3.2m x 2.3m. Fitted wardrobe. One electric storage heater. Two double power points. Laminate flooring.



Kitchen/Diner – 5.8m x 2.4m. Wall and base units with sink and drainer. Cooker with extractor hood. Dishwasher, washing machine, fridge. One electric storage heater. Six double power points. Television aerial point. Laminate flooring.



Bathroom – 2.3m x 1.6m. Suite comprising of bath with electric shower, pedestal basin and wc. One electric storage heater. Wet wall finish with tiled flooring.



Bedroom 1 – 3.4m x 3.1m. Fitted wardrobe. One Electric storage heater. Two double power points. Laminate flooring.



Upper Landing – Two storage cupboards. One electric storage heater. One single power point. One smoke detector. Hot water cylinder. Carpet flooring. Access to loft.

Garden – Front is fully enclosed and laid to lawn. Rear is fully enclosed and has a paved patio area. Shed. Outdoor water tap.



Postcode – KW9 6QQ
Council Tax – Band A EPC – E(46)
Price – Offers Over £87,000 to be lodged with the selling agents, Georgesons.
Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

Georgesons Estate Agency Ltd

**22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016**

**19 Traill Street
Thurso
Caithness KW14 8EG
Tel: (01847) 892225
Fax: (01847) 892235**

**22 High Street
Tain
Ross-shire IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861**

Email: karen@georgesonsproperty.co.uk

Email: sarah@georgesonsproperty.co.uk

Email: tain@georgesonsproperty.co.uk

Website: www.georgesonsproperty.co.uk

Our Reference: KR/JMC/MACD