

**158 EAST CLYNE, BRORA,
SUTHERLAND, KW9 6LS**



**LIVING ROOM, SHOWER ROOM, KITCHEN,
DINING ROOM, BEDROOM. OUTBUILDING.**

1.99 ACRES OF CROFT LAND.

This detached single storey cottage with attached outbuilding, providing further accommodation and garage area, sits in a garden of approximately 0.24 acres and is being sold together with approximately 1.99 acres of croft land. The Property enjoys a tranquil location on the outskirts of Brora with panoramic views over farmland to the Moray Firth from its elevated position. The property enjoys a nicely proportioned sitting room, shower room, kitchen, dining room and bedroom. The property is double glazed and benefits from electric storage heating. A fold-down loft ladder allows access to floored attic space within the main living room. Externally, a driveway leads up to the cottage.

OFFERS OVER £170,000.00



LOCATION

The property is situated on the outskirts of Brora and enjoys a scenic and peaceful area. The village of Brora is situated on the east coast of Sutherland approximately 60 miles north of the Highland Capital, Inverness. The town has a picturesque harbour and a well-known 18 hole golf course designed by James Braid. The world famous Royal Dornoch Golf Course is located approximately 17 miles south of Brora. The area is renowned for its scenic beauty and outdoor pursuits. Educational facilities include a Primary School with Secondary age schoolchildren being transported daily to Golspie High School. There are road and rail links to the north and south and the town is well served by a variety of shops, garages, hotels and restaurants.

DIRECTIONS

Follow the A9 north through Brora. Turn left at the signpost for Achrimsdale and East Clyne. At the T-Junction turn left and follow this road along, there is a gate and driveway which leads up to the property.

ACCOMMODATION

Entrance through part glazed UPVC door into:

HALL

2.04m x 1.52m (6'8" x 5')

Access is given to Living room, shower room and kitchen. Laminate flooring. Wall mounted electric meter and fuse box. Ceiling light.

LIVING ROOM

3.86m x 3.59m (12'8"x 11'9")

A feature of this room is the log burning stove set on a Caithness slab hearth. Front facing window enjoying panoramic open views over farmland to the Moray Firth. Walls have been fully lined with wood panelling. Shelved recess. Dimplex storage heater. Ceiling light. Hatch with pull-down ladder leads up to attic space which has been floored.

SHOWER ROOM

2.36m x 1.65m (7'9"x 5'8")

This room has been fully lined with pine wood panelling and comprises corner shower cubicle, which has been fully lined with wet wall panelling and fitted with a Triton shower unit, WC and wash hand basin. Laminate wood flooring. Small rear facing window. Ladder style radiator. Wall mounted electric heater.

KITCHEN

3.51m x 3.13m (11'6" x 10'3")

Enjoying a front facing window commanding superb panoramic views across the Moray Firth, the kitchen comprises a number of wall and base units incorporating a stainless steel sink and drainer, built-in electric hob and oven. Walls have been fully lined with wood panelling. Electric storage heater. Laminate flooring.

DINING ROOM

3.38m x 2.92m (10'7" x 6'9")

Front facing window enjoying the open views across farmland to the Moray Firth. Walls are fully lined with wood panelling. Electric panel heater. Spots on track ceiling light.

BEDROOM

4.53m x 3.74m (14'10" x 12'3")

Bright room with front facing Velux. UPVC door leads out to the front of the property. Electric panel heater. Spots on track ceiling light. Laminate flooring.

GARDEN

Areas of garden ground are provided to the front, side and rear. The site is moderately sloped and extends in total to approximately 0.24 acres or thereby.

OUTBUILDING

An attached steading building is provided to the side of the property.

CROFT

Croft 158 East Clyne extends to approximately 2.23 acres or thereby. The Croft was divided in 1989 resulting in Landlord of a Vacant Croft status. There is a small animal shelter provided within the croft grounds. The Croft also benefits from a share in the East and West Clyne Common Grazings.

Crofting Register Number C2810.

Register of Crofts Number S0389.

COUNCIL TAX BAND

Band 'A'

EPC BAND

Band 'E'

POST CODE

KW9 6LS

SERVICES

Mains water and electricity. Drainage is to a septic tank.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £170,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

