



## **Residential Property**

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# **1 Mill Way, Brora**

**Georgesons**  
Estate Agents



### **The Property**

This attractive two bedroom ground floor flat is located in a quiet residential area within the peaceful village of Brora on the NC500 route, close to the sandy beach with its beautiful morning sunrises and views from the rear of the property to the Brora Hills. Decorated to a high standard in neutral colours throughout, the accommodation comprises lounge, kitchen, two bedrooms and bathroom. The property benefits from an electric wet central heating system and double glazed windows throughout. The front garden is laid to lawn with a tarred driveway with space for multiple cars. The communal large rear garden is enclosed with a timber fence and mainly laid to lawn. This property would make an ideal first time buy, retirement or 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 Gows Bakery still remain in the town. Local services include a Spar, Nisa, Co-op, 2 hotels, several local shops, health centre 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, mountain biking, 18 hole links golf course, bowling, tennis, badminton and billiard facilities, fishing and football at Brora Rangers Football Club founded in 1879.



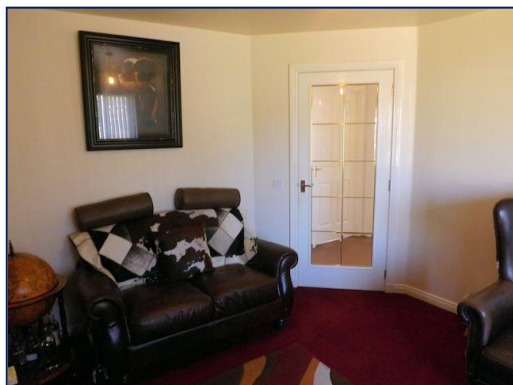
**Downstairs Hall** – 4.8m x 1.1m. Bright hallway with one cupboard. One radiator. One double power point. Smoke alarm, carpet flooring.



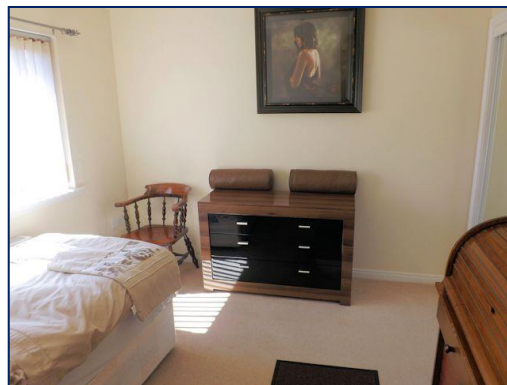
**Bedroom 1** – 2.8m x 2.8m. Built in wardrobe with mirrored doors. One Radiator. 3 Double power points. Carpet flooring.



**Lounge** – 4.3m x 3.3m. Bright, spacious room with one radiator. Three double power points. Television aerial point. Carpet flooring.



**Bedroom 2** – 3.2m x 3.1m. Built in double wardrobe with mirrored doors. Radiator. Three double power points. Carpet flooring.



**Kitchen** – 3.0m x 2.3m. Modern fitted kitchen, base and wall units, sink & drainer, integrated oven & hob with extractor hood. One Radiator. Four double power points. Vinyl flooring.

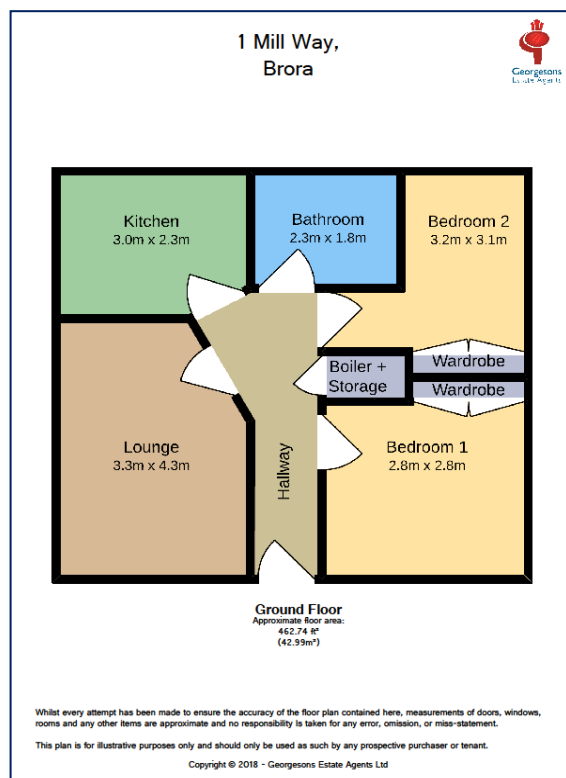
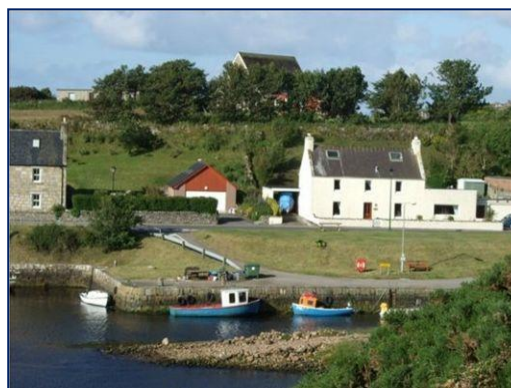
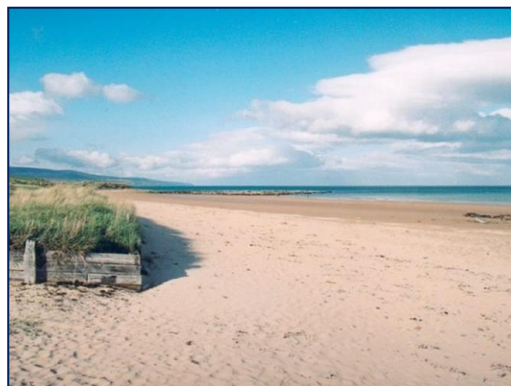


**Bathroom** – 2.3m x 1.8m. Fitted bathroom units with wc and basin, bath with thermostatic shower over. Radiator. Shaving point. Extractor fan. Vinyl flooring.



**Front Garden/driveway** – Mainly laid to lawn with a large off road parking area.

**Rear/side Garden** – Enclosed garden mainly laid to lawn, small metal garden shed to the side. External lighting. Views over the Brora hills.



**Video** – A video of this property can be viewed on our website.

**Postcode – KW9 6AD**

**Council Tax band A – Band EPC – D64**

**Price** – Offers over £85,000 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.

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