



Residential Property

26 Mill Way, Brora

Georgesons
Estate Agents



The Property

This attractive two bedroom semi-detached bungalow is located in a quiet residential area within the peaceful village of Brora, close to the sandy beach with its beautiful morning sunrises and views from the rear of the property to the Brora Hills. Recently carpeted and decorated to a high standard in neutral colours throughout, the accommodation comprises lounge/diner, 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 block paved private driveway with space for multiple cars. The 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.

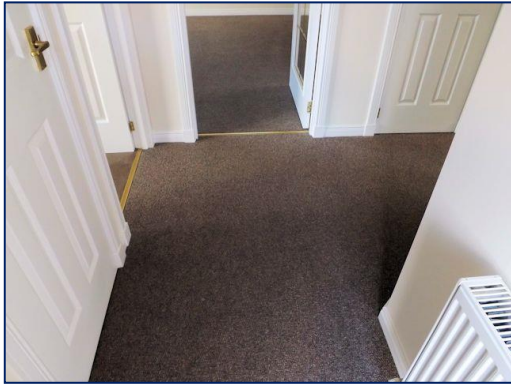
The Area

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.



Exterior NorDan door with Assa locking security system leading to –

Hall – 3.3m x 3.1m. Bright hallway with two cupboards, radiator, one double power point. Smoke alarm, carpet flooring. Loft access by a new pull down wooden ladder.



Bedroom 1 – 3.2m x 3.0m. Double bedroom with built in triple mirrored wardrobe. Radiator, three double power points. Television aerial point. Carpet flooring.



Lounge/Diner – 6.5m x 3.6m. Bright, spacious room with two radiators, four double power points, television aerial point and telephone point. Smoke alarm. Carpet flooring.



Bedroom 2 – 3.2m x 2.4m. Double bedroom with built in double mirrored wardrobe. Radiator, three double power points. Carpet flooring.



Kitchen – 3.0m x 2.8m. Modern fitted kitchen, base and wall units, sink & drainer, integrated oven & hob with extractor hood. Radiator, two double and two single power points. Smoke alarm. Vinyl flooring.



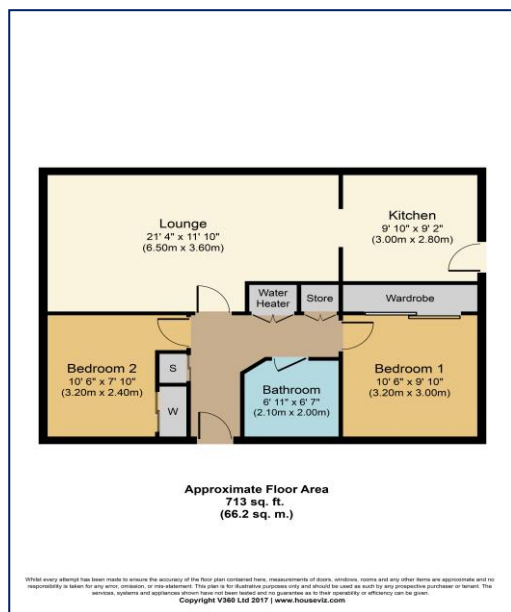
Bathroom – 2.1m x 2.0m. White bathroom suite comprising wc, vanity basin, bath with thermostatic shower over. Radiator. Shaving point. Extractor fan. Vinyl flooring.



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



Rear/side Garden – Enclosed garden mainly laid to lawn with views over the Brora hills. Exterior lighting.



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

Postcode – KW9 6AD

Council Tax – Band C EPC – E53

Price – Offers over £115,000 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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