



Georgesons
Estate Agents

Residential Property

31 Muirfield Road, Brora



The Property

This two 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 and lounge, two spacious bedrooms and bathroom. The property benefits from electric central heating and double glazing throughout. The front garden is laid to stone chippings and rear garden fully enclosed and laid to lawn with a tiled area, overlooking a playing field. This property would suit a first time buyer or buy to let investor.

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.



Exterior door to –

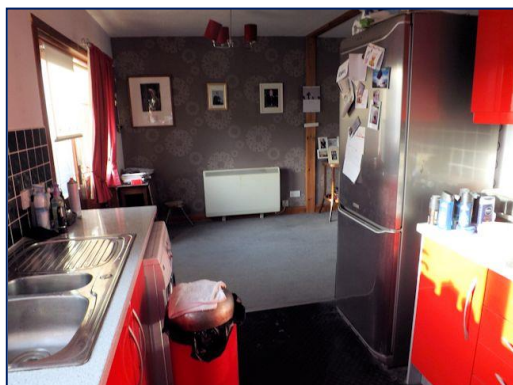
Front Porch – 2.00m x 1.70m (at widest). Electric storage heater. One double power point. Carpet flooring.

Hallway – 1.60m x 1.00m. Stair leading to first floor. Storage cupboard. Carpet flooring.

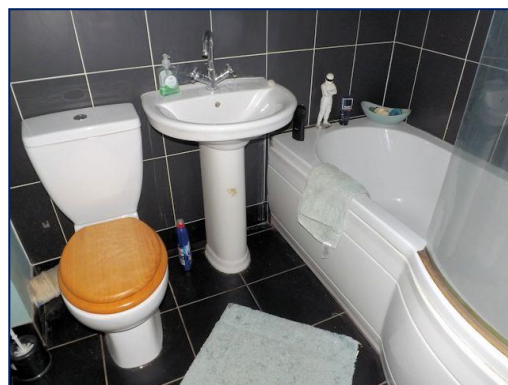
Lounge/Diner – 6.40m x 3.8m (at widest). Two electric storage heaters. Four double power points. Television point. Carpet flooring.



Kitchen – 5.90m x 2.50m. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Three double power points. Vinyl flooring.



Bathroom – 2.10m x 1.70m. Suite comprising WC, bath with over bath electric shower and pedestal wash hand basin. Tiled walls and floor.



Bedroom 1 – 3.80m x 3.00m. Fitted double wardrobe. Electric storage heater. Three double power point. Carpet flooring.

Bedroom 2 – 3.80m x 2.60m. Fitted wardrobe. Electric storage heater. Three double power points. Television point. Carpet flooring.

Front/Rear Gardens – Front mainly laid to stone chippings. Fully enclosed rear garden.

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

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Tax – Band A EPC – E(52)

Price – Offers Over £49,500 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
Website: www.georgesonsproperty.co.uk

Email: melissa@georgesonsproperty.co.uk

Email: tain@georgesonsproperty.co.uk
Our Reference: KR/JM