



Residential Property

Wayside Cottage, The Doll, Brora

Georgesons
Estate Agents



The Property

This four bedroom detached property is situated on the outskirts of Brora, on the North Coast 500 route close to the A9 and a short walk to Brora Beach, which follows the coastline to Golspie. In need of some modernisation, the accommodation comprises of lounge, kitchen, four bedrooms and bathroom. The property benefits from oil central heating and double glazing throughout. The driveway leads to an attached garage and there is ample parking for multiple cars to the front of the property and a good sized enclosed rear garden. This property would make an ideal holiday let due to its position. It has a large catchment area covering Caithness, Sutherland and the Orkneys, as all of whom when travelling by road will pass by the front door, or alternatively it would make a lovely large 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 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 door to – Porch

Hall – 1.9m x 0.8m. Accesses lounge, kitchen, bedrooms, bathroom, one double power point, radiator, Smoke detector..

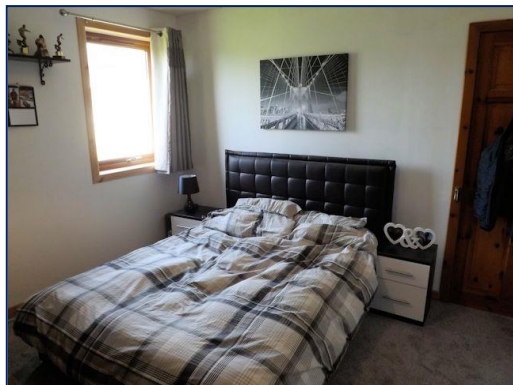
Lounge – 5.4m x 4.6m. Open fire with marble effect surround, Three double power points, Television aerial outlet, radiator, patio doors leading to rear garden and carpet flooring.

Kitchen – 7.4m x 3.1m. Wall and base units, sink and drainer, built in electric oven and gas hob with extractor hood over, four double power points. One single power point and a cooker power point. Plumbed for washing machine, two double radiators, door leading into rear hallway to Integral garage.



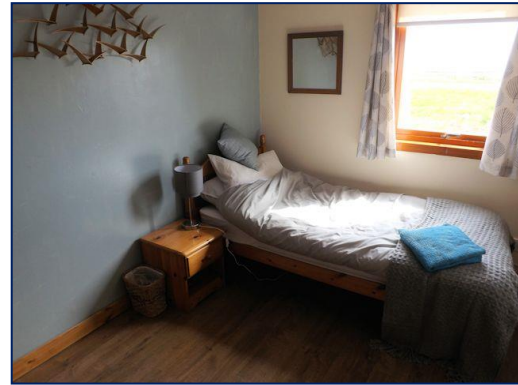
Bedroom 1 – 3.7m x 3.5m. Two double points, television aerial outlet radiator, and carpet flooring. Door to-

En-suite -2.4m x 1.1m Shower, wash hand basin and low level WC.



Bedroom 2 – 3.6m x 3.5m. Two double power points, television aerial outlet, radiator and carpet flooring.

Bedroom 3 – 3.6m x 2.30m. Built in wardrobe, Two double power points, television aerial outlet, radiator and wood effect flooring.



Bedroom 4/Dining– 3.6m x 3.0m. Two double power points, television aerial outlet, radiator and carpet flooring.



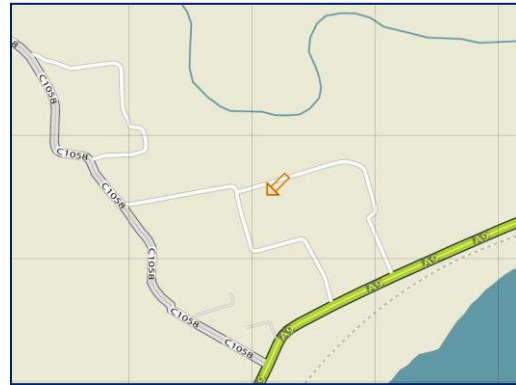
Bathroom – 2.6m x 2.00m Suite comprising low level WC, bath with electric shower over, pedestal wash hand basin, radiator, built in airing cupboard and wood effect flooring.



Front Garden – Enclosed mainly stone chipping for off road parking with stone boundary wall.

Rear Garden – Enclosed garden mainly to lawn.

Garage - 4.6m x 3.0m Power points and lighting and boiler.



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

Postcode – KW9 6NJ

Council Tax – Band D **EPC** – G20

Price – Offers Over £90,000 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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