



# HANNAH HOMES

## ESTATE AGENTS



**28 MUIRFIELD ROAD,  
BRORA, SUTHERLAND, KW9 6QY**

This well presented semi-detached property is situated in a popular residential area of Brora within walking distance to the Town centre, the beach and the Golf Course. The property offers uninterrupted views overlooking the countryside to the hills beyond and there are well established front and rear gardens.

The accommodation comprises:- Hall; Lounge; Dining Room; Kitchen; Shower Room & Three Bedrooms.

The property benefits from Oil Fired central heating and Double Glazing.

Brora is situated on the East coast of Sutherland approx. 60 miles North of the Highland Capital, Inverness. There is a well know 18 hole Golf Course, harbour, Primary School with Secondary School children being transported to Golspie High School. There are a variety of shops including Supermarket, Pharmacy, Doctor's Surgery, Garages, Hotels & a branch of the Clydesdale Bank.

***FIXED PRICE £105,000***

- **Semi-detached property**
- **Lounge**
- **Kitchen**
- **Dining Room**
- **Shower Room**
- **Three Bedrooms**
- **Oil Fired central heating**
- **Double glazing**
- **Front & rear gardens**
- **Open country views**



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**propertyindex**  
.com

## **28 MUIRFIELD ROAD, BRORA**

Entry to the property is through the solid wood front door which opens to:-

### **HALL**

**11'9" x 6'3" (3.58 x 1.88m) approx.**

Solid wood flooring. Radiator. Combi-boiler. Telephone point. Glazed door opening to:-

### **LOUNGE**

**15' x 11'3" (4.57m x 3.48m) approx.**

Feature fireplace with wooden surround and tiled hearth with an electric log effect fire. Solid wood flooring & carpeted. Radiator. TV and Satellite aerial points. Vertical blinds. One double and two single power points. Glazed door opening to:-

### **DINING ROOM**

**9'3" x 9' (2.82m x 2.75m) approx.**

Glazed door opening to garden and full-length window offering countryside views to the hills beyond. Vertical blinds. Dado rail. Carpeted. Radiator. Two single power points. Open plan to:-

### **KITCHEN**

**12'3" x 9'2" (3.75m x 2.81m) approx.**

Numerous fitted wall and base units. Stainless steel sink unit with mixer tap. Electric cooker with extractor fan above, Washing machine and Fridge are included. Tiled above the work tops. Window to the rear of the property with blind. Radiator. Vinyl floor covering.

*Upstairs accommodation comprises:-*

### **LANDING**

Shelved linen cupboard. Loft access hatch. Radiator. Carpeted. Window to the side of the property with view of the sea and coastline to Lothbeg point.

### **SHOWER ROOM**

**6'5" x 6'1" (2.07m x 1.86m) approx.**

White WC, Wash hand basin and Shower Cubicle with power shower. Fully tiled walls. Vinyl floor covering. Radiator. Window to the side of the property with blind. Wall mounted cabinet with mirror doors.

### **BEDROOM ONE**

**11'6" x 10'7" (3.52m x 3.23m) approx.**

Double bedroom with fitted wardrobe with sliding doors—shelved and railed. Window to the front of the property. Carpeted. Radiator. Two single power points.

### **BEDROOM TWO**

**12'7" x 10' (3.85m x 3.06m) approx.**

Double bedroom with fitted wardrobe with sliding doors—shelved and railed. Window to the rear of the property with countryside views to the hills beyond. Carpeted. TV and Satellite aerial points. Radiator. One double power point.

### **BEDROOM THREE**

**10'7" x 6'4" (3.23m x 1.94m) approx.**

Single fitted wardrobe—shelved and railed. Window to the front of the property. Carpeted. Radiator. TV aerial point. One single power point.

### **OUTSIDE**

Front and rear gardens are both well maintained and laid to lawn with floral and shrub borders. Brick built outbuilding which is approx. 22'4" x 9'9" (6.85m x 2.95m) has power and small freezer (included in the sale). There is a wooden garden shed.

### **SERVICES**

Mains water, electricity, drainage and telephone.

### **PRICE**

Fixed price £105,000 (Home Report available)

### **ENTRY**

Any entry date will be considered.

**28 MUIRFIELD ROAD, BRORA**

**COUNCIL TAX**

Currently a Band B.

**INCLUDED IN THE SALE**

All floor coverings, curtains, blinds, electric fire, electric cooker, washing machine, fridge and freezer are included.

**VIEWING**

By arrangement with the selling agents.

**OFFERS**

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

22 High Street, Alass,  
Ross-shire, IV17 0PS.

Tel/Fax:- 01349 884411

E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

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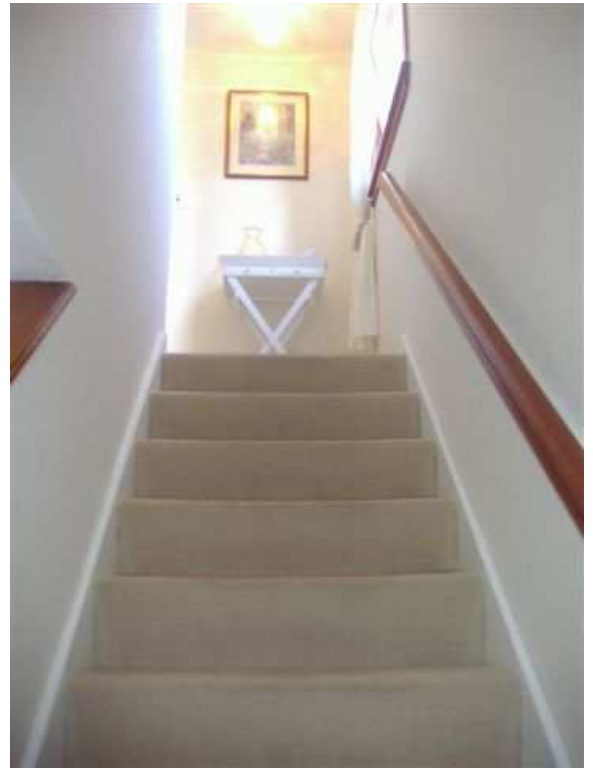


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**28 MUIRFIELD ROAD, BRORA**



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View from the rear of the property



**DIRECTIONS**

Head North on the A9 until you come into Brora, and pass the clock tower and turn right on to Golf Road. Proceed under the railway bridge and turn left, continue along this road until you reach the play park. Number 28 is opposite the park.