

Services
Mains water and electricity. Drainage is to a septic tank.

Extras
All fitted flooring and blinds.

Heating
Air source heat pumps 2 x 9kw providing underfloor heating and hot water. LPG gas fire.

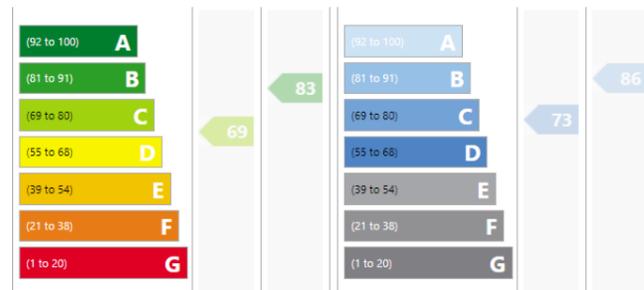
Glazing
Double glazing throughout.

Council Tax Band
G

Viewing
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

Entry
By mutual agreement.

Home Report
Home Report Valuation - £450,000
A full Home Report is available via Munro & Noble website.



Rowan House Brora KW9 6LT

A beautifully presented and substantial three bedroomed detached villa with double garage, set in approx 0.86 acres of mature garden grounds with stunning sea and countryside views.

OFFERS OVER £450,000

📍 The Property Shop, 22 High Street, Tain
✉️ property@munronoble.com
☎️ 01862 892 555

Property Overview

- Detached Villa
- 3 Bedrooms
- 3 Receptions
- 2 Bathrooms
- Sun Lounge
- Air Source
- Garden
- Garage

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen



Kitchen



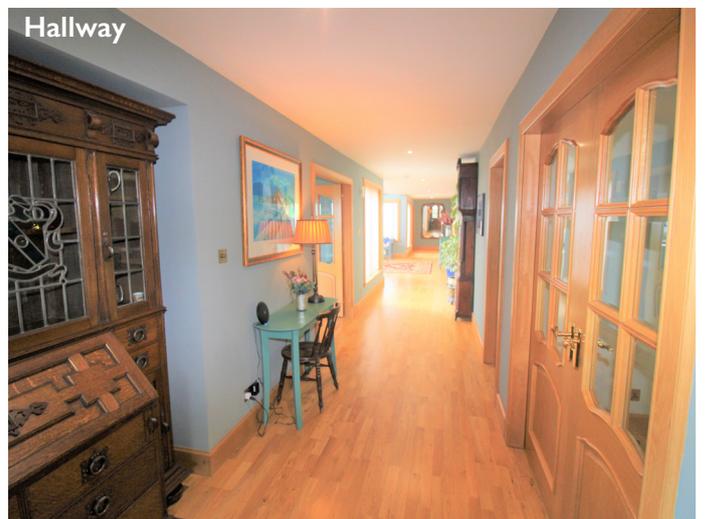
Utility Room



Dining Room



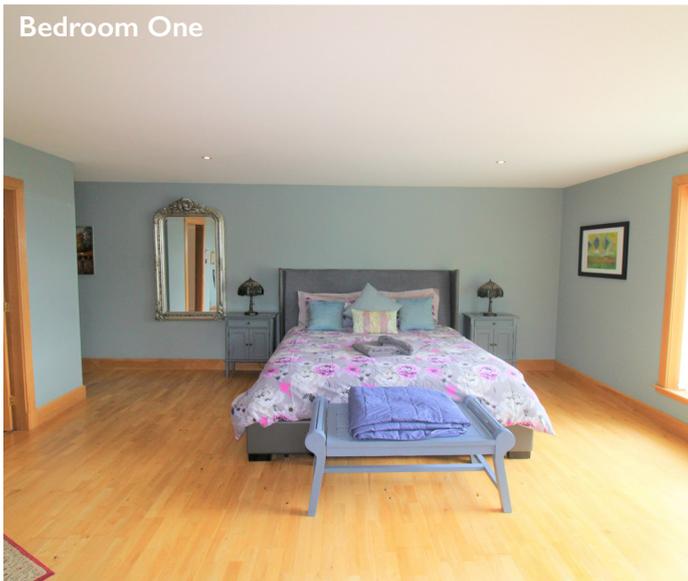
Hallway



Sun Lounge



Bedroom One



Bedroom One En-Suite Bathroom



Bedroom Two



Bedroom Three



Entrance Vestibule

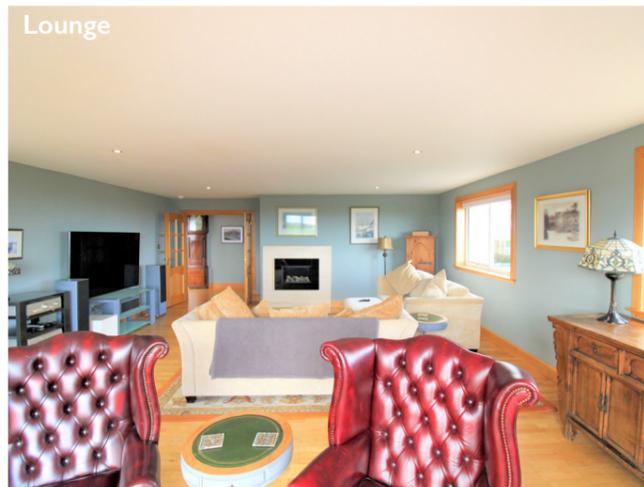


Property Description

A fantastic opportunity to purchase a substantial, three bedroomed detached bungalow, which occupies a plot of approx. 0.86 acres and is located in the rural crofting township of Achrimsdale on the periphery of Brora. Rowan House is a luxurious family home which has been successfully trading as a holiday let. Viewing is highly recommended to appreciate the stunning views towards the sea and countryside, and to appreciate it's popularity within the holiday let business. The property, with it's immaculate presentation, exudes comfort and style, and has a bright and airy entrance hall with exposed beams. The property has an abundance of benefits including three bedrooms, with the principal bedroom boasting an en-suite bathroom, and a walk-in wardrobe, a large kitchen/breakfast room with a formal dining room off, perfect for entertaining, a lounge and a sun room with exposed beams. The spacious, triple aspect lounge offers stunning views and is complemented with a feature gas fire with widescreen log effect for cosy evenings. Elegant pine flooring runs throughout the majority of the house. The sun lounge gives an outdoor feel inside, with its French doors opening out to the side elevation, giving access to the gardens and one of the two patio areas. The stylish modern fitted kitchen has modern integrated appliances including a double oven and microwave, and has a 1 1/2 sink unit and moulded drainer. The utility room gives access to the rear elevation and has tiled walls and flooring, along with washing and drying facilities. There is loft access from here which opens up to a large partially floored area. This area could be converted as attic trusses were installed at the time of construction. There are two further, immaculately presented double bedrooms with windows to the rear elevation, one having twin closets. The family bathroom has elegant wall and floor tiling and comprises a bath, a double shower cubicle, a wash hand basin within a vanity unit, and a WC. Further pleasing features include double glazing, and twin air source heat pumps supply underfloor heating throughout the property. A gravel driveway leads to the side of the villa with parking for up to six cars. The double garage is accessed via two electrically operated doors and has ladder to a large loft space area.

Externally, the property has gardens to the front and rear elevations, mainly laid to lawn and is enclosed by wooden fencing. There are several patio areas, a summer house and pergola with wooden decking and attractive pond. The rear garden is sloped and landscaped with mature shrubs and bushes. Achrimsdale sits in an elevated position 2 miles north of the village of Brora which is situated on the east coast of Sutherland on the main A9 route Castle. Brora Distillery and Capaldi's Ice Cream Shop, now owned by Harry Gow's Bakery still remain in the village. Local services include hotels, shops, health centre and primary school. The town is served by a railway station and buses operate daily reaching Wick & Thurso to the north and Inverness to the south.

Lounge



Bathroom



Rooms & Dimensions

Entrance Vestibule
Approx 5.30m x 3.90m

Hallway

Bedroom One
Approx 6.28m x 6.00m

En-Suite Bathroom
Approx 4.20m x 2.30m

Walk-In Wardrobe
Approx 4.20m x 2.30m

Bedroom Two
Approx 4.00m x 6.00m

Bedroom Three
Approx 2.90m x 2.89m

Bathroom
Approx 4.00m x 2.30m

Utility Room
Approx 4.00m x 2.30m

Kitchen
Approx 5.60m x 4.00m

Dining Room
Approx 4.00m x 3.20m

Sun Lounge
Approx 6.00m x 4.10m

Lounge
Approx 8.30m x 6.01m

Loft
Approx 22.00m x 3.30m

Garage
Approx 7.80m x 6.80m

