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ESTATE AGENCY

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9 Uppat Place, Brora, Sutherland KW9 6PW

Offers Over £130,000

3 1 1



9 Uppat Place is a beautifully presented 3-bedroom semi-detached property in walk-in condition. Nestled in the coastal village of Brora, this property offers bright, spacious living just moments from local amenities. Highlights include a large driveway with multi-vehicle parking and a timber-framed garage. Ideal for families or those seeking a turnkey home on the stunning Sutherland coast.

ENTRANCE HALL - 2.3m x 1.9m (7'6" x 6'2")

The front door opens into a spacious hallway, which provides access to the lounge, kitchen, and a convenient utility cupboard. Stairs lead from here to the first floor.

LOUNGE - 3.3m x 5.4m (10'9" x 17'8")

The heart of the home is this impressive, large lounge. Featuring dual aspect windows to the front and rear, and features a central fireplace. Finished with neutral fitted carpets.

KITCHEN - 3.3m x 4m (10'9" x 13'1")

Positioned at the rear of the home, the kitchen offers ample storage via a range of base and wall units. Integrated appliances include a double oven and induction hob, with convenient under-counter space for a freestanding dishwasher. A door leads to the rear garden.

UTILITY CUPBOARD - 1.5m x 1.4m (4'11" x 4'7")

Conveniently located off the entrance hall, this versatile utility cupboard offers ample space for coats and shoes, alongside plumbing for a washing machine.

FIRST FLOOR

A spacious landing with a feature window provides spectacular sea views. This level comprises three bedrooms and a separate shower room.

BEDROOM 1 - 3.1m x 3.3m (10'2" x 10'9")



- HOME REPORT AVAILABLE UNDER EPC LINK
- SEMI-DETACHED PROPERTY
- 3 BEDROOMS
- LARGE GARDEN
- DRIVE WAY WITH PARKING FOR MULTIPLE CARS
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED

