



Riversbrink Cottage, Rosslyn Street, Brora, Sutherland, KW9 6NY


Better Move are delighted to offer this well presented, quaint one bed bungalow located in the village of Brora and is situated within walking distance to a large array of local amenities such as shops and transport links. This property benefits from a low maintenance garden with BT Infinity superfast connection whilst briefly comprising of a lounge, kitchen, bedroom, bathroom and garage currently being used as an art studio.

The lounge is tastefully decorated with carpeted flooring and neutral décor. This room benefits from a central fireplace with ceramic tile surround and ample amounts of natural light. Through to the kitchen you will find laminate flooring and part tiled walls with neutral décor. This room provides space for white goods and benefits from an integrated oven hob and extractor fan.

The bedroom is well presented with neutral décor and carpeted flooring. This room provides space for all needed furniture and can easily accommodate a double bed. The bathroom is impeccably presented with tiled flooring and walls and benefits from a low level WC, was basin and panelled bath with overhead electric shower.

To the rear of the property you will find a paved walkway with mature shrubs and flower beds. Access is also provided from the rear of the property to the single garage. To the front of the property you will find a driveway leading to the single garage and space for mature potted plants.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	