

16 MUIRFIELD DRIVE, BRORA, KW9 6QQ

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**THREE BEDROOM END-TERRACED
PROPERTY WITH SCOPE TO MODERNISE**

OFFERS OVER £80,000

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www.highland.gov.uk/propertysales

Description:

A two-storey end-terraced dwellinghouse extending to approximately 88 sq.m (GIA). The accommodation is well-proportioned and arranged over two levels. On the ground floor there is an entrance hall leading to a living room, kitchen and bathroom. The first floor comprises three bedrooms and a separate shower room, providing a family layout. The property benefits from front and rear garden ground and on-street parking is available on Muirfield Drive. The property is connected to mains electricity, water and drainage. Heating is via electric off-peak storage heaters.

The property offers an attractive refurbishment opportunity, with potential to modernise and upgrade the accommodation to the purchaser's own specification and, following improvement works, create a comfortable family home or a long-term rental investment.

Location:

Brora is a well-regarded coastal village in Sutherland with a good range of local amenities including shops, primary school provision, a golf course and railway station. The village sits on the A9, providing convenient links to Golspie, Helmsdale and Inverness, and is well placed for access to the wider east coast and the surrounding countryside.

The property is situated within an established residential area of Brora on Muirfield Drive, benefitting from a residential setting with local services and facilities within convenient reach. The surrounding area comprises similar dwellinghouses and offers easy access to village amenities and the wider road network.

Planning:

The property is understood to be used as a **residential dwellinghouse**. Any alteration, extension, or change of use would be subject to the necessary statutory consents. Interested parties should make their own enquiries with The Highland Council's Planning Service.

Planning information is available via The Highland Council's online Planning Portal.

[Link - Services we offer - Get advice before you apply for planning permission - Highland Council](#)

Costs:

The purchaser will be responsible for all legal, professional and associated costs arising from the transaction, including (but not limited to) Land and Buildings Transaction Tax (LBTT) (if applicable), any VAT (if applicable), registration dues and outlays.

Viewing Arrangements/Enquiries:

Viewing is strictly by appointment.

Please contact Vishnu on 01463 702836 or e-mail: vishnu.sivanandam@highland.gov.uk.

Closing Date for Offers:

A closing date for offers has been set for Monday, **12 May 2026** at 12 noon. Interested parties must formally note their interest with the Estates Team at The Highland Council to be advised of any updates or changes.

All offers should be submitted by email to: property.offers@highland.gov.uk.

Offers received by fax will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

Internal View:



Location Map:

