



Galbraith

**4 THE LINKS**  
GOLF ROAD, BRORA







## 4 THE LINKS, GOLF ROAD, BRORA

**A comfortable ground floor apartment with views to Brora golf course and beach.**

Inverness 56 miles. ■ Airport 64 miles.

### **Offers Over £190,000**

- One Reception Room. Two Bedrooms.
- Well-maintained communal areas and external locker room.
- Sheltered patio.
- Within walking distance of the golf club, beach and restaurants.
- Currently a holiday let with the potential to expand the business



**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 **OnTheMarket**

SITUATION

No 4 The Links is a ground floor apartment set in an exclusive development on the edge of Brora golf course. The apartment has lovely south-facing views to the golf course, the Moray Firth and the north east coastline and is filled with coastal light throughout the day.

Brora is in an area of the Highlands popular for its beautiful beaches, links golf courses, stunning landscape and dry climate. This unspoilt region offers many pursuits for the outdoor enthusiast including walking and hill climbing as well as golfing, fishing and stalking. Brora has a supermarket, general shops, restaurants, hotel and links golf course, while nearby Golspie has schooling up to secondary level, a railway station and another popular golf course. Dornoch and Tain are both within easy reach and offer further shops and facilities. Inverness, about one hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The Links Apartments are accessed through external doors with entry phone system leading to the well-maintained communal hall with carpeted corridors with automatic lighting.

No 4, a ground floor apartment which was purchased by the current owner in 2020, has been finished to high standard with beautifully appointed bathrooms and kitchen, and an integrated sound system. The focal point of the apartment is the open plan sitting room, dining room and kitchen which has two sets of french doors, one opening to a sheltered patio overlooking the golf course and one to the rear overlooking the communal gardens.

ACCOMMODATION

Entrance Hall. Open plan Sitting Room, Dining Room and Kitchen. Master Bedroom with en suite Bathroom. Bedroom with en suite Shower Room. Walk-in Laundry Cupboard.

COMMUNAL AREAS

There is an annual factoring charge for maintenance of the internal and external communal areas. The current charge for this is £259.36 per month.

There is a private car park at the rear of the apartments, an internal and external locker room for residents and separate building to house bins.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Business Rates	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Electric storage and panel heaters	Zero rated	Available Recently upgraded WiFi	Available*	C	Freehold

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

HOLIDAY LETS

Apartment bookings are currently managed through Cottages.com <https://www.cottages.com/cottages/no4-the-links-apartments-uk41983> and achieve good occupancy levels of between 15 – 20 weeks per year.

The goodwill of the business, including forward bookings and furnishings, is available to purchase by separate negotiation.

DIRECTIONS

Exact grid location – What3Words - [///trickles.obstinate.legwork](https://www.what3words.com/#!/en/obstinate.legwork)

MOVEABLES

All curtains and light fittinigs are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

KW9 6PY

SOLICITORS

Murchison Law, Inverness  
5 Ardross Terrace  
Inverness  
Highland  
IV3 5NQ

ANTI MONEY LAUNDERING (AML) REGULATIONS

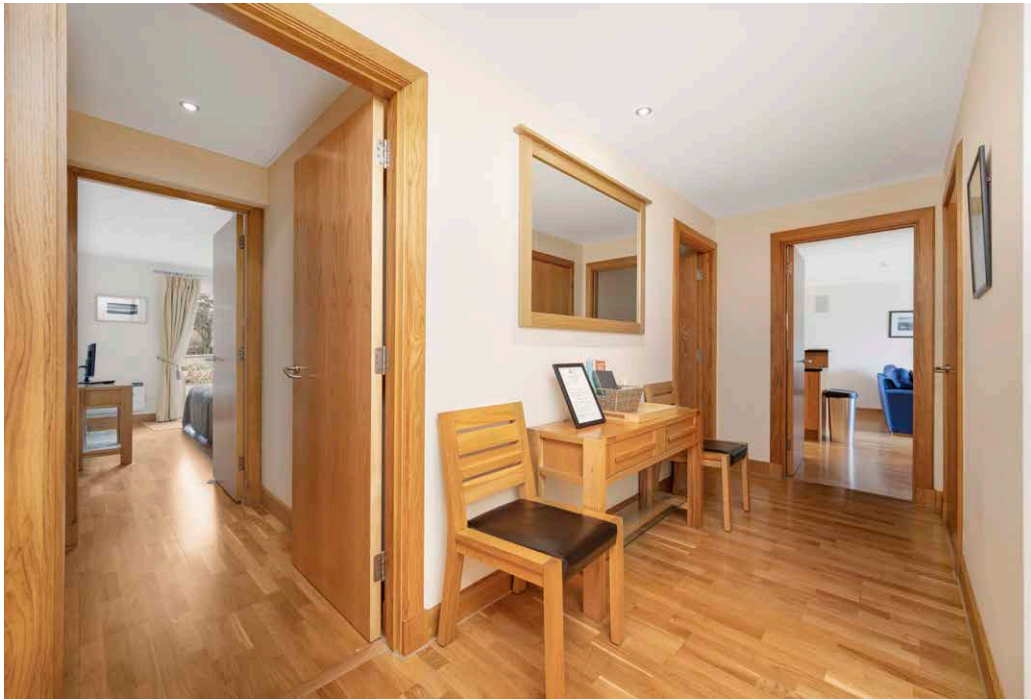
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2025.





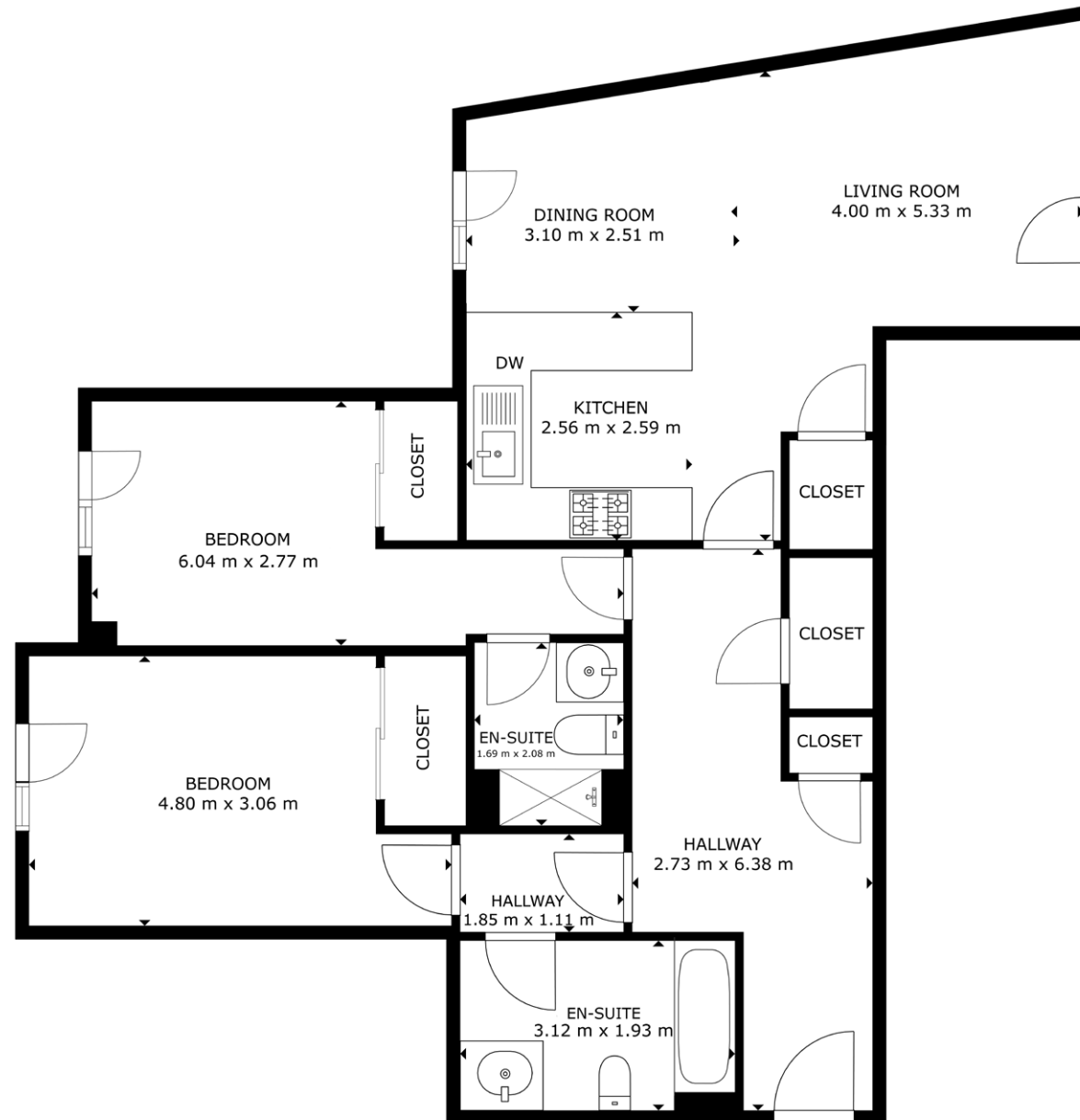








# 4, THE LINKS, GOLF ROAD, BRORA KW9 6PY



GROSS INTERNAL AREA  
FLOOR PLAN: 89 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE