

**WESTER HOLLAND, 18 acres or thereby,
SOUTH RONALDSAY, KW17 2RW
OFFERS OVER £230,000**



Wester Holland is an enchanting dwellinghouse which has been tastefully modernised and extended to a high standard. The attractive property is set in approximately 18 acres and enjoys beautiful views over farmland and the Pentland Firth, to the mainland of Scotland.

The dwellinghouse stands in good decorative order and has velux and wooden framed double glazed windows together with oil fired central heating.

The living room has a flagstone floor and beamed ceiling together with a solid fuel stove sitting in a recessed fireplace. The sitting room has windows on 3 sides and a vault ceiling with exposed beams. The walls and ceiling are both wood lined and there is a tiled floor with under floor heating.

The kitchen has a flagstone floor and double ceramic sink together with room for a table and chairs. There is a sink and plumbing for a washing machine in the utility room. The bathroom has a 3 piece suite, tiled floor and partly tiled walls.

Also on the ground floor is a studio with the window being fitted with exterior wooden shutters and boarded storage over. Off the studio is a store/studio wash room which leads to a shower room with w.c.. The store/ studio wash room has an exterior door and there is a lockable door between the studio and sitting room enabling it to be used as a self contained unit.

The two bedrooms are on the first floor and bedroom 2 features a box bed.

The well-maintained garden includes a traditional built garage and garden store, patio, pond, sheltered seating areas, mature trees and bushes. The land is mostly to grass and includes some wet areas. The fields have mainly stock proof fencing with water troughs in most fields.

SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND - Band C. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING – Band E.

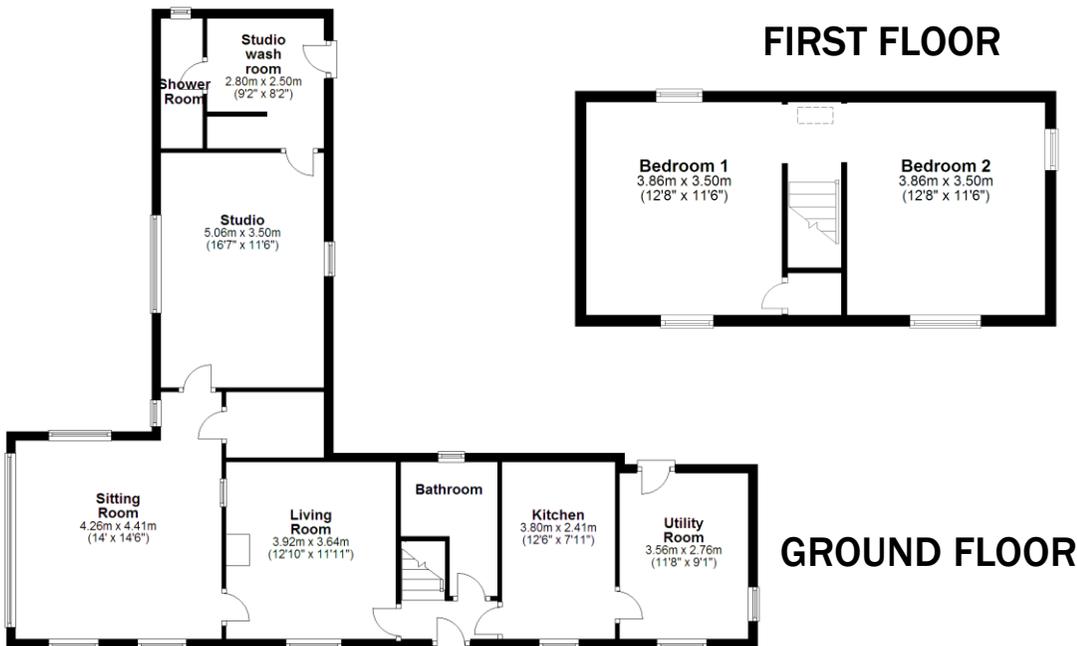
VIEWING - For an appointment to view contact Lows Property Department.

ENTRY – By arrangement.

PRICE - Offers over £230,000

Further enquiries should be directed to Lows Property Department with whom all offers should be lodged in writing.

SITTING ROOM



LIVING ROOM



STUDIO

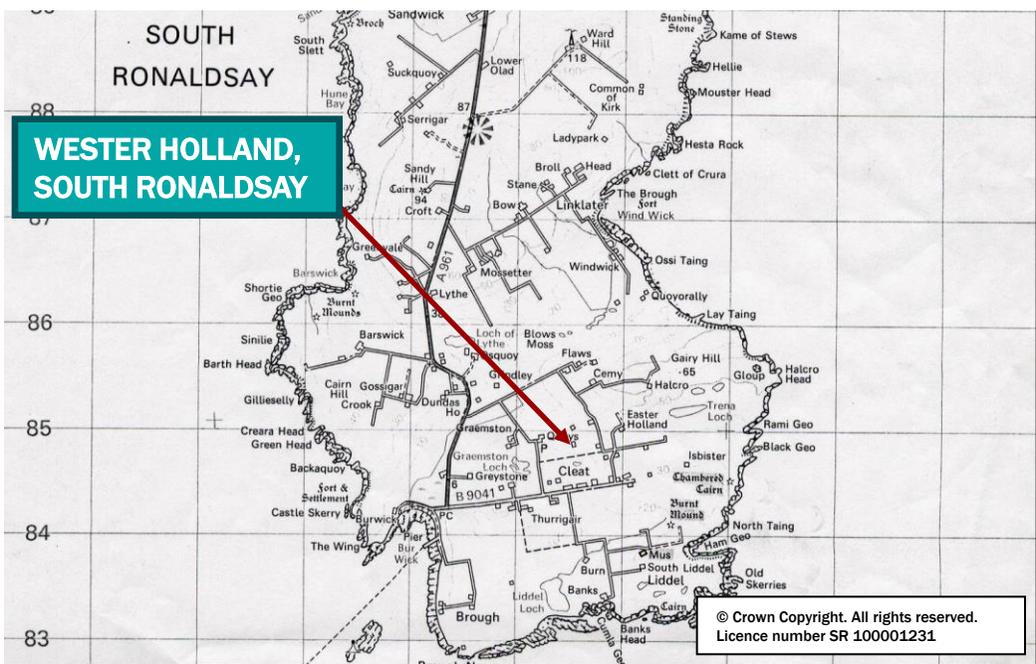


BEDROOM 1



BEDROOM 2





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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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