



Windbrake, extending to 32.9 acres or thereby, Flotta, KW16 3NP

The registered croft at Windbrake enjoys beautiful views of Scapa Flow from its elevated position.

There is a 3 bedroom dwellinghouse, range of outbuildings and 32 acres or thereby.

**OFFERS OVER
£110,000**



- Oil central heating.
- UPVC and wooden framed double glazed windows.
- Double aspect living room with former tiled fireplace.
- Kitchen with room for a table and chairs and plumbing for a washing machine.
- Shower room.
- Radiator in each bedroom.
- 2 Attic rooms.
- Store adjoining the house, houses the oil tank.
- Range of traditional outbuildings some of which require attention.
- Land extending to 32 acres or thereby.
- Registered croft.
- Beautiful views across Scapa Flow from its elevated position.

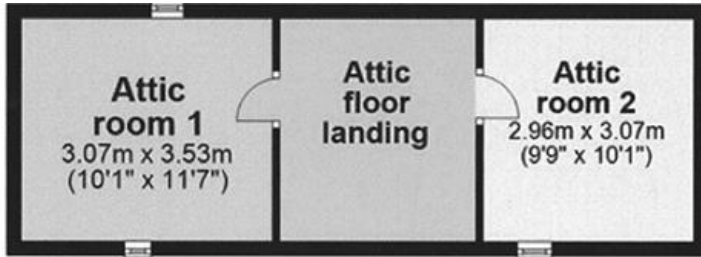


LOCATION

Windbrake is situated on the island of Flotta, one of Orkneys south isles which is connected to the Orkney Mainland by a regular ferry service. There is shop with sub-post office.

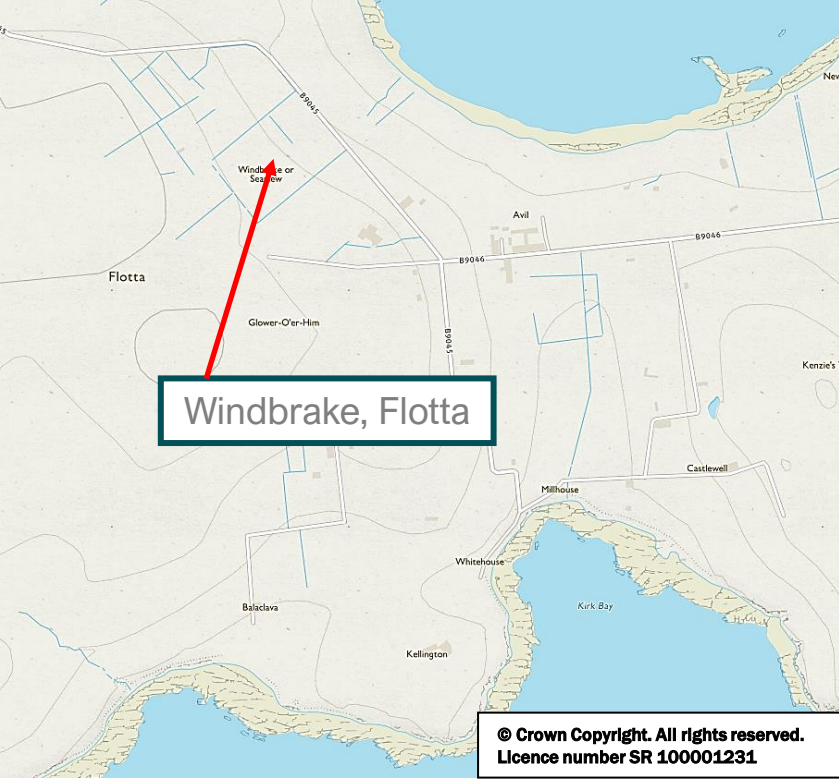


ATTIC FLOOR



GROUND FLOOR





SERVICES – Mains services.

COUNCIL TAX BAND - Band A. 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 – T.B.C

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings are included in the sale price.

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

PRICE - Offers over £110,000

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

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DMNH

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.