



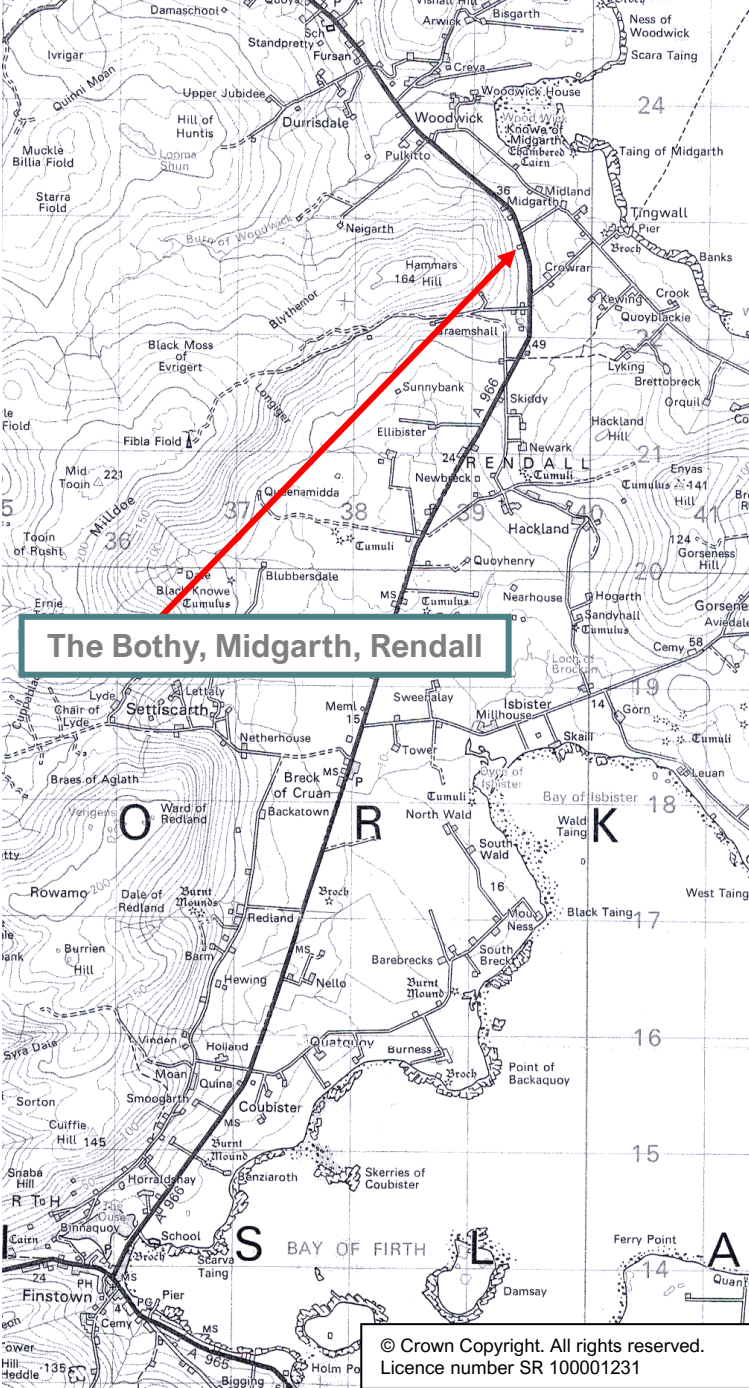
The Bothy, Midgarth, Rendall, KW17 2HE

The Bothy is an uninhabitable dwellinghouse which enjoys a beautiful panoramic view across farmland towards the islands of Rousay, Wyre, Egilsay and Gairsay.

The dwellinghouse may be suitable for renovation or as a building site for a new property under the O.I.C one for one replacement policy. Interested parties considering erecting a new house should consult the O.I.C Planning Department for guidance.

The Bothy has grass and mature trees to the rear and extends to approximately 800m² or thereby.

**OFFERS OVER
£50,000**



SERVICES – Mains water and electricity. Private septic tank.

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.

ENTRY – By arrangement.

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

PRICE – Offers Over £50,000

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

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EJP

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.