



**CLOSING DATE SET FOR OFFERS
11AM THURSDAY 21ST DECEMBER 2023**

Cedar Cottage,
Finstown, KW17 2EG

OFFERS OVER £135,000



Cedar Cottage is a traditional two bedroom detached cottage with rear split-level extension situated in the heart of the village of Finstown.

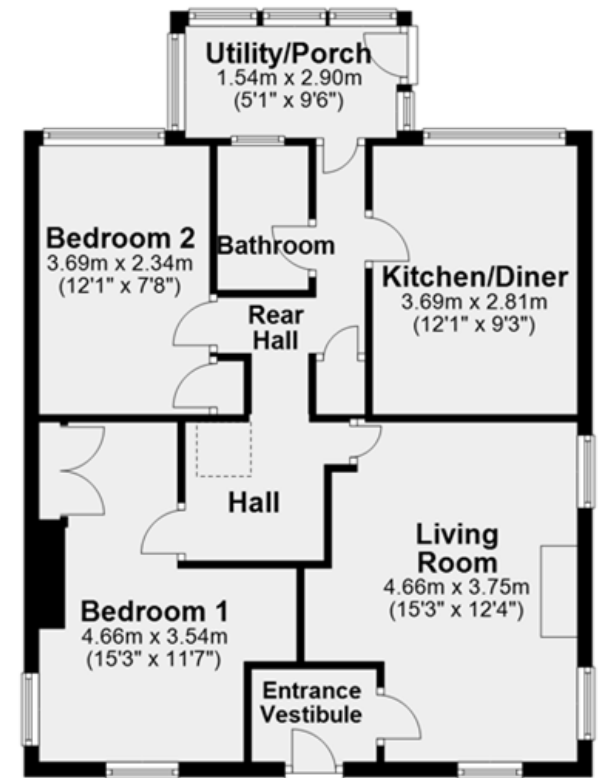
Outside there is a large, enclosed rear garden with lawn, mature trees and bushes together with a garage, workshop and sun room.

- UPVC framed double glazing.
- Electric heating.
- Living room with dual aspect and electric focal point fire.
- Kitchen/diner with integral appliances and space for table and chairs.
- Bathroom with shower above bath.
- Built in wardrobes in both bedrooms.
- Utility room/porch.
- Mature garden to rear with lawn, trees and bushes.
- Garage.
- Parking area.
- Workshop.
- Sun room.

LOCATION

Cedar Cottage is situated in Finstown which is only 7 miles from Kirkwall and 8 miles from Stromness. Local amenities and a primary school are close by.







SERVICES – Mains services.

COUNCIL TAX BAND – Band B. 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 F.

ENTRY – By arrangement.

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

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

PRICE – Offers Over £135,000.

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

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.