



Brekka,
Cleat Road, South Ronaldsay, KW17 2RW

OFFERS OVER £275,000
Adjoining 14.2 acre field available by separate negotiation





Brekka is a substantial 5-6 bedroom detached dwellinghouse with a large garage/workshop. The attractive property is set in a large garden and enjoys a beautiful view across farmland to Muckle Skerry, Pentland Firth and Caithness. An adjoining 14.3 acre field available by separate negotiation.

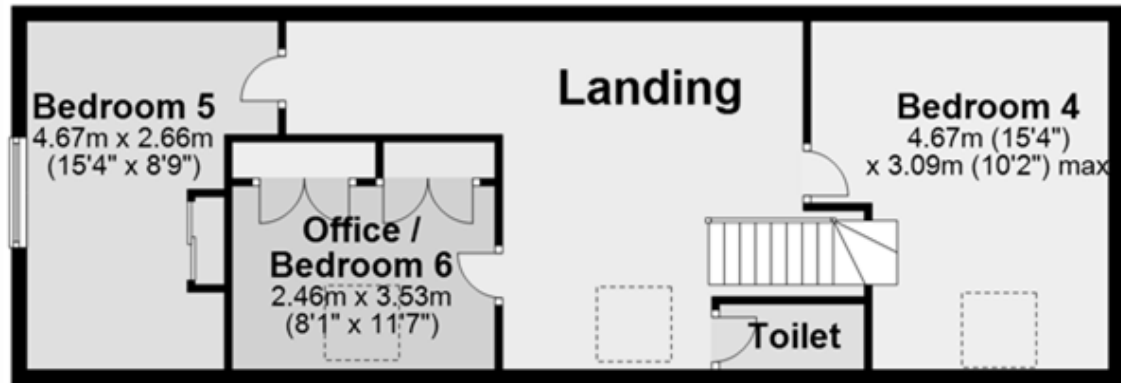
- Oil central heating by Stanley range in kitchen.
- uPVC framed double glazed windows.
- Wood burning Hunter stove in the spacious living room heats 2 radiators on first floor.
- Large kitchen with dining area, fitted base and wall cupboards with integral 4 ring gas hob, oven, dishwasher, fridge/freezer and plumbing for a washing machine.
- Bathroom with shower cubicle and bath.
- Store room.
- 3 double bedrooms on ground floor.
- Office/bedroom 6 and toilet on first floor together with 2 further bedrooms.
- Large garage/workshop 16m x 4.5m approx. with inspection pit.
- Well-maintained garden.

LOCATION

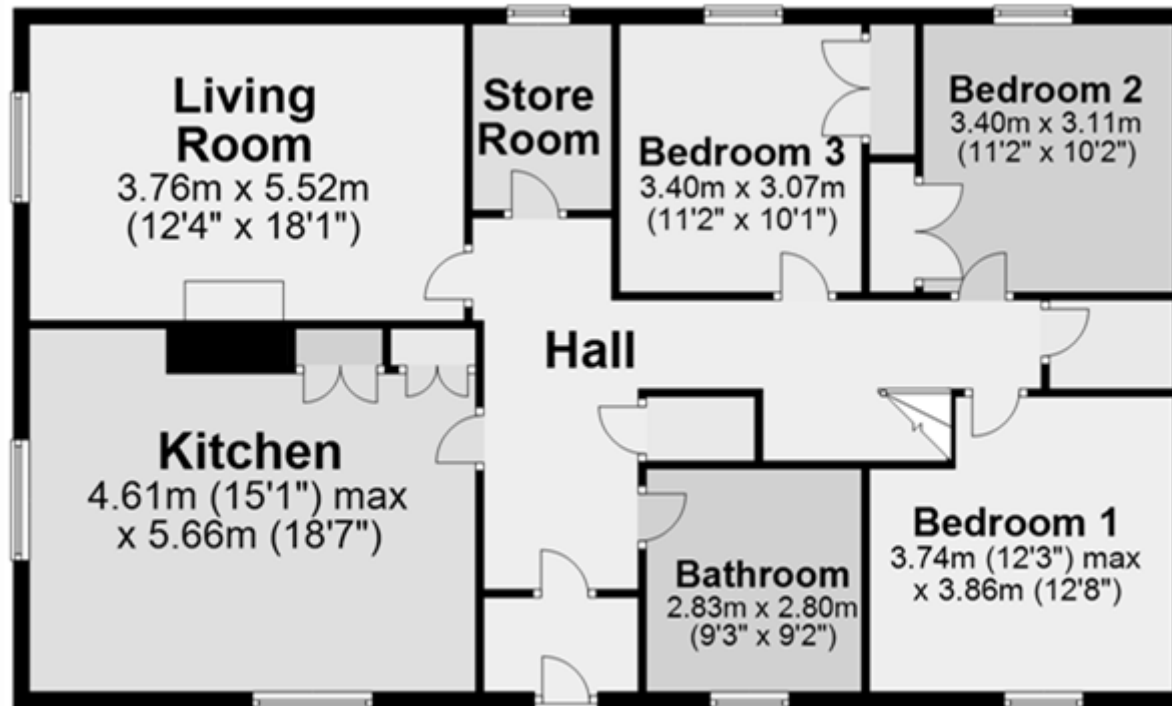
Brekka is situated in the south of South Ronaldsay approximately 7 miles from St Margaret's Hope, where there is a primary school, shops and hotel and 22 miles from Kirkwall.



FIRST FLOOR



GROUND FLOOR









SOUTH
RONALDSAY

Brekka, Cleat Road, South Ronaldsay

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SERVICES – Mains water and electricity. Private septic tank.

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

ENERGY PERFORMANCE RATING – Band E.

ENTRY – Early entry available.

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 £275,000

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

DMNH

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

- 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.
- 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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