

**CLOSING DATE SET FOR OFFERS
2PM THURSDAY 14TH DECEMBER 2023**



Benbeoch,
Hedde Road, Finstown, KW17 2JX

OFFERS OVER £350,000





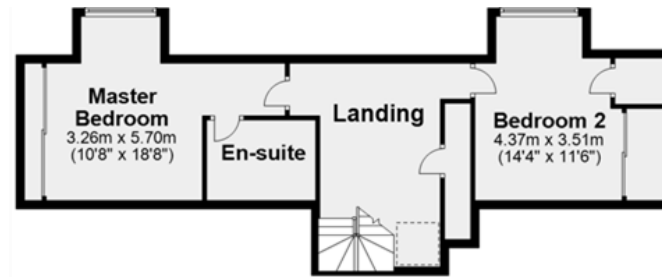
Benbeoch enjoys an elevated position overlooking Finstown with magnificent unbroken views over the bay towards the North Isles. This spacious dwellinghouse offers flexible accommodation over 3 floors and benefits from an updated kitchen, bathroom and ensuite with fresh, neutral décor. The Ground and upper floor provide a spacious 4-bedroom home with a self-contained one-bedroom apartment with living room, kitchen diner and shower room on the lower floor. The garage has a new electric sectional door and is connected to the house through the utility room.

- Oil central heating.
- UPVC framed double glazed windows.
- Spacious open plan living/dining room/kitchen with multi fuel stove.
- Utility room.
- 4 bedrooms, including one with ensuite.
- Stylish bathroom with shower over bath.
- Self-contained one bedroom apartment on the lower floor with living room, open plan kitchen/diner and shower room.
- Garage with electric sectional door.
- Enclosed garden with patio area, lawn and mature trees and bushes.
- Beautiful sea views.

LOCATION

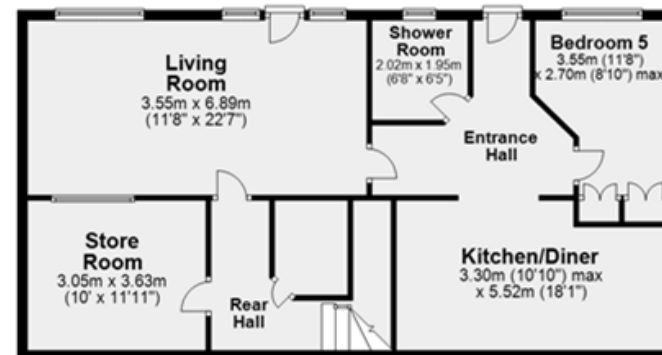
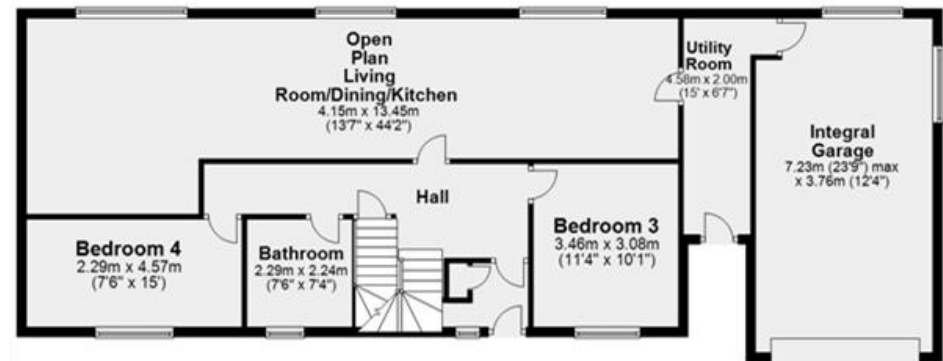
Benbeoch is situated in the picturesque village of Finstown where there is a primary school, general store, post office, hairdressers and garage.





**UPPER
FLOOR**

GROUND FLOOR



**LOWER
FLOOR**





Benbeoch, Heddle Road, Finstown

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SERVICES – Mains services. Septic tank services Lower floor.

COUNCIL TAX BAND – Band E. 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.

FIXTURES & FITTINGS – All floor coverings, Beko cooker and Zanussi washing machine are included in the sale price.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

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

PRICE – Offers Over £350,000.

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

Lows Solicitors – Estate Agents
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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.