



Westbank,
Finstown, KW17 2EL

OFFERS OVER £275,000





Westbank is a substantial 4-bedroom former manse situated in the picturesque village of Finstown. The attractive property sits in a large mature garden and enjoys views across The Ouse towards the Bay of Firth. The detached dwelling has been sympathetically modernised in recent years with fireplaces restored in many of the rooms and exterior insulation installed.

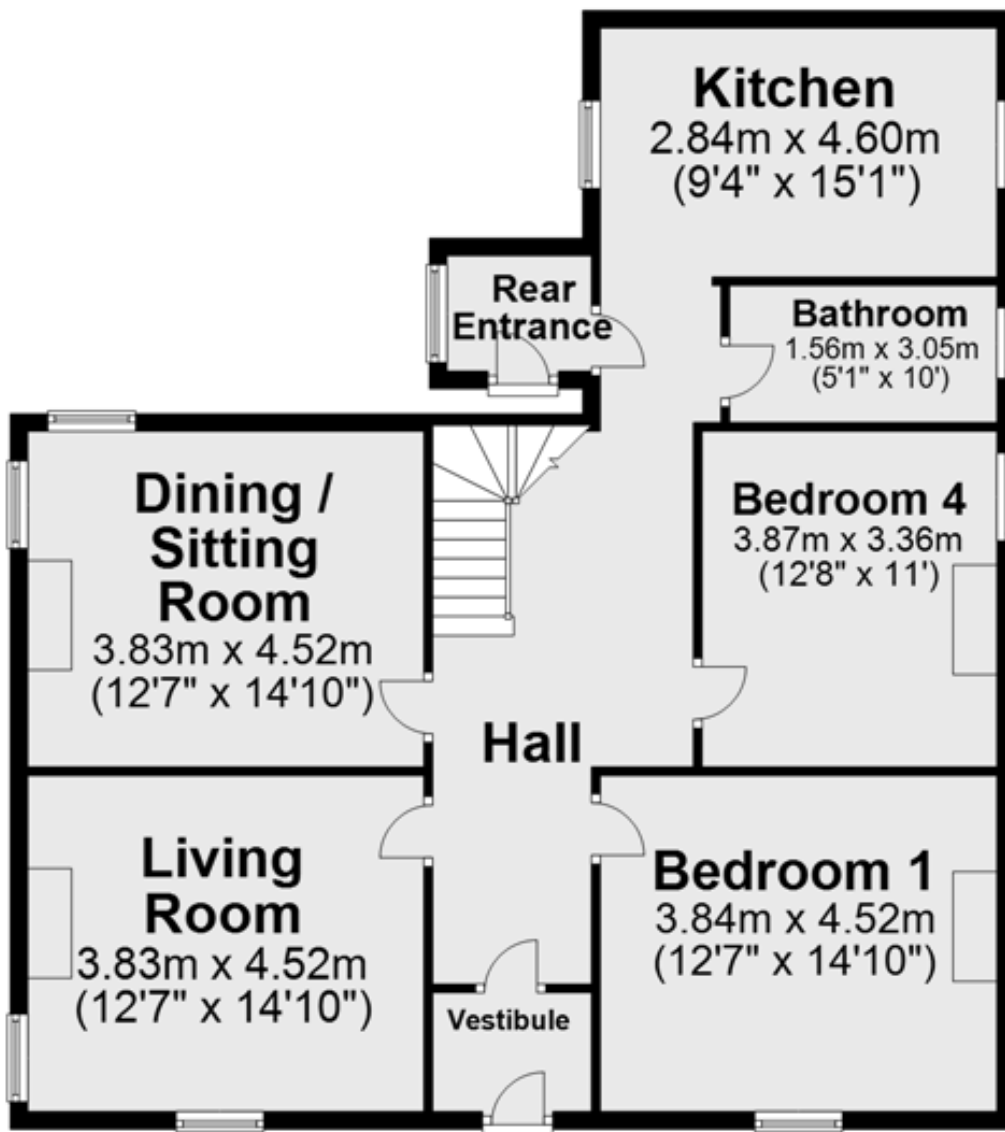
- Oil central heating.
- uPVC framed double glazed windows.
- Dual aspect Living room and Dining/Sitting room both with fireplaces featuring local quarry stone hearths.
- Kitchen has vintage 1950's EZEE fitted cupboards and space for a breakfast table.
- Fireplaces with either open fire or solid fuel stove in each of the 4 bedrooms.
- Bedroom 2 has an en-suite shower room with wet room style floor.
- Bathroom with shower over bath.
- Office off landing.
- Garage and parking for approximately 6 cars.
- Large dry-stone dyke walled mature garden, extending to 0.42 acres or thereby featuring trees, fruit bushes, lawns, bluebells and daffodils.
- Two stone-built stores.

LOCATION

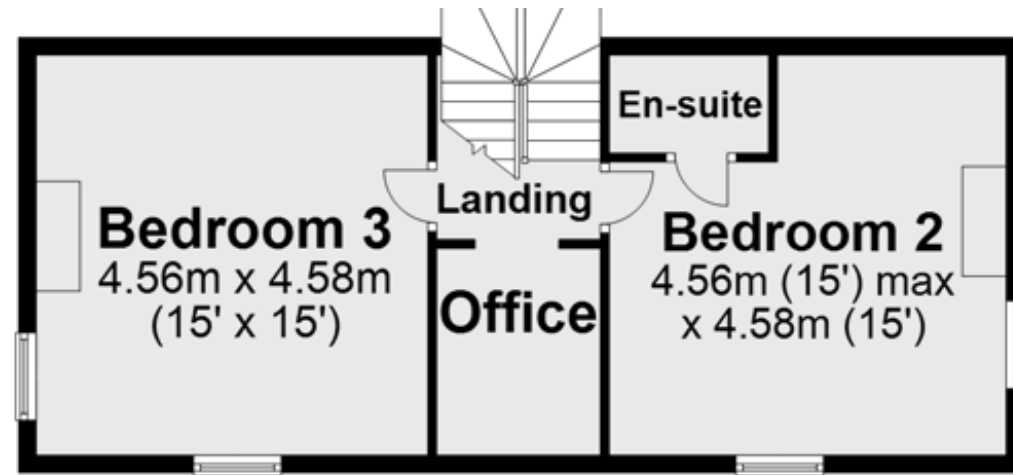
Westbank is situated in Finstown where there is a primary school, shop, garage and sub-post office. There are regular buses to and from Kirkwall and Stromness.

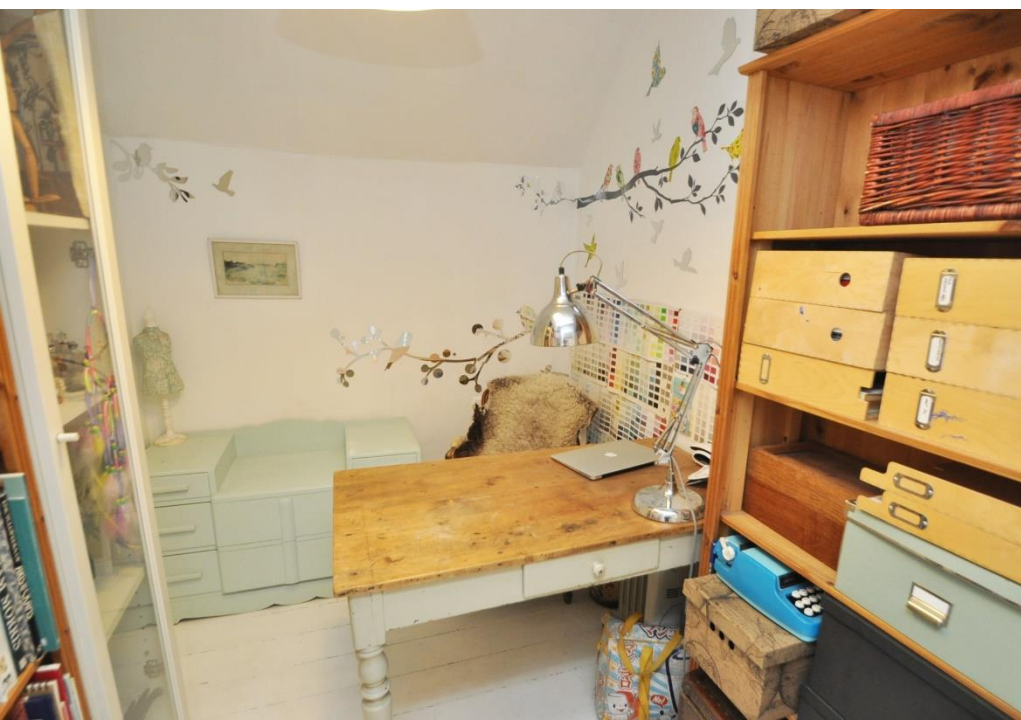


GROUND FLOOR



FIRST FLOOR









Westbank, Finstown



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SERVICES – Mains water. 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 D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All blinds and light fittings 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.

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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.