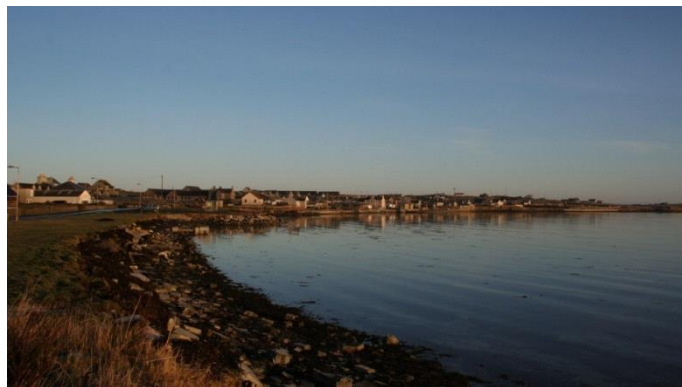


**ROSE COTTAGE,
PIEROWALL, WESTRAY, KW17 2BZ
FIXED PRICE £165,000**

£15,000 LESS THAN HOME REPORT VALUATION

**CLOSING DATE SET FOR OFFERS
4PM THURSDAY 26TH NOVEMBER**



ACCOMMODATION

**ENTRANCE HALL –
1.8m x 1.48m + 1.12m x
0.84m**

**BEDROOM – 4.24m x
3.56m**

**SHOWER ROOM – 2.64m x
1.8m**

KITCHEN – 4.21m x 3.76m

LIVINGROOM – 7m x 4.24m

**CONSERVATORY – 4.24m x
3.02m**

**UTILITY ROOM – 1.9m x
1.09m**

**REAR ENTRANCE HALL –
2.72m x 2.1m + 1.17m x
1.17m**

**BATHROOM – 2.16m x
1.71m**

**BEDROOM 2 - 4.57m x
3.5m**

**ATTIC ROOM – 5.9m x
2.4m**

OUTSIDE

**GARAGE 2 - 7.4m x 3.5m
(approx)**

GARAGE 1 – 5.2m x 3.05m



Impressive two-bedroomed dwellinghouse benefitting from extensive renovations which retain the traditional character of the original building. This delightful family accommodation enjoys a light and modern interior combining effortlessly with the wealth of character on offer.

A ground source heat pump provides under floor heating, boosted by solid fuel stoves in the living room and bedroom 1. Wooden framed double glazed units have been installed throughout and Velux windows have been installed in the wood lined ceiling in the lounge.

The property is enhanced by wood tiled and flagstone floors. Lovely and spacious open plan kitchen/dining area and adjoining lounge are bright and airy. Note that the free standing food preparation island, bookshelves, display unit above the sink, the Belfast sink unit and gas cooker are excluded from the sale. Plumbing for a dishwasher in the kitchen and for a washing machine in the rear entrance hall.

Access to the attic room is derived from a drop-down ladder from the rear entrance hall.

Outside, there are garden areas to the front and rear and the site is fully enclosed by an attractive dry stone dyke. Very well maintained and laid mainly to lawn with two patios and a variety of bushes and shrubs. Two garages to the side and rear of the property respectively.

Rose Cottage is situated in the picturesque Island of Westray, which is one of Orkney's outer North Isles connection to the Orkney Mainland by scheduled ferry and air services. The amenities on the Island include a Junior Secondary School, Swimming Pool, General Stores, Post Office, Hotel, Churches, Galleries and Cafes. For more information go to westraypapawestray.co.uk.

SERVICES - Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND - Band A. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

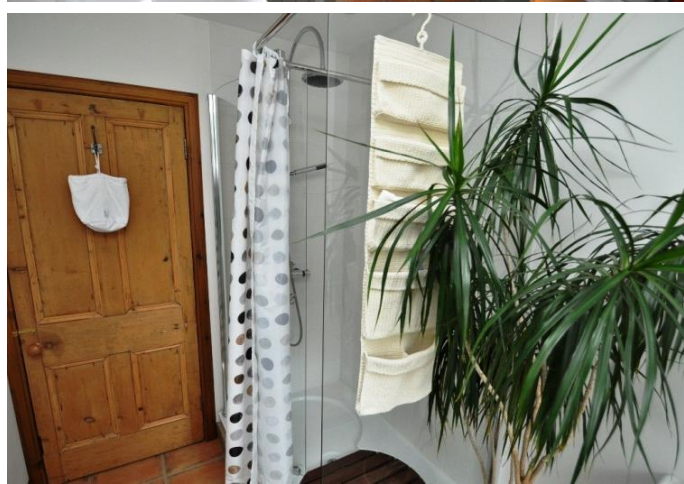
ENERGY PERFORMANCE RATING - Band C.

ENTRY - By arrangement.

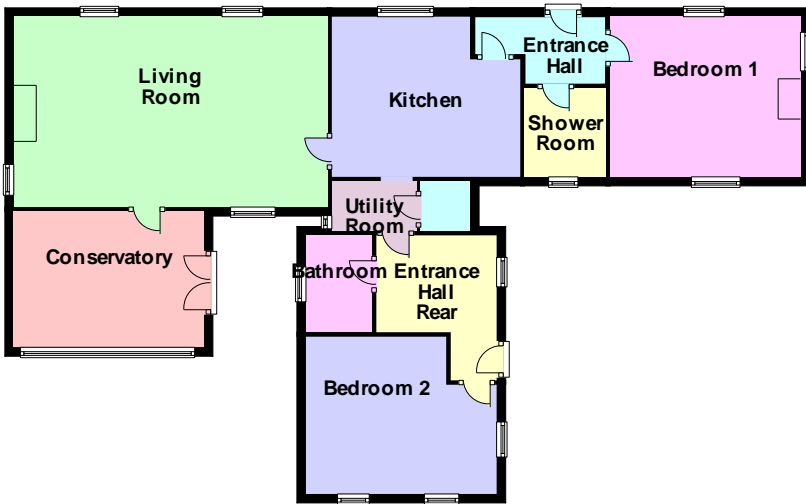
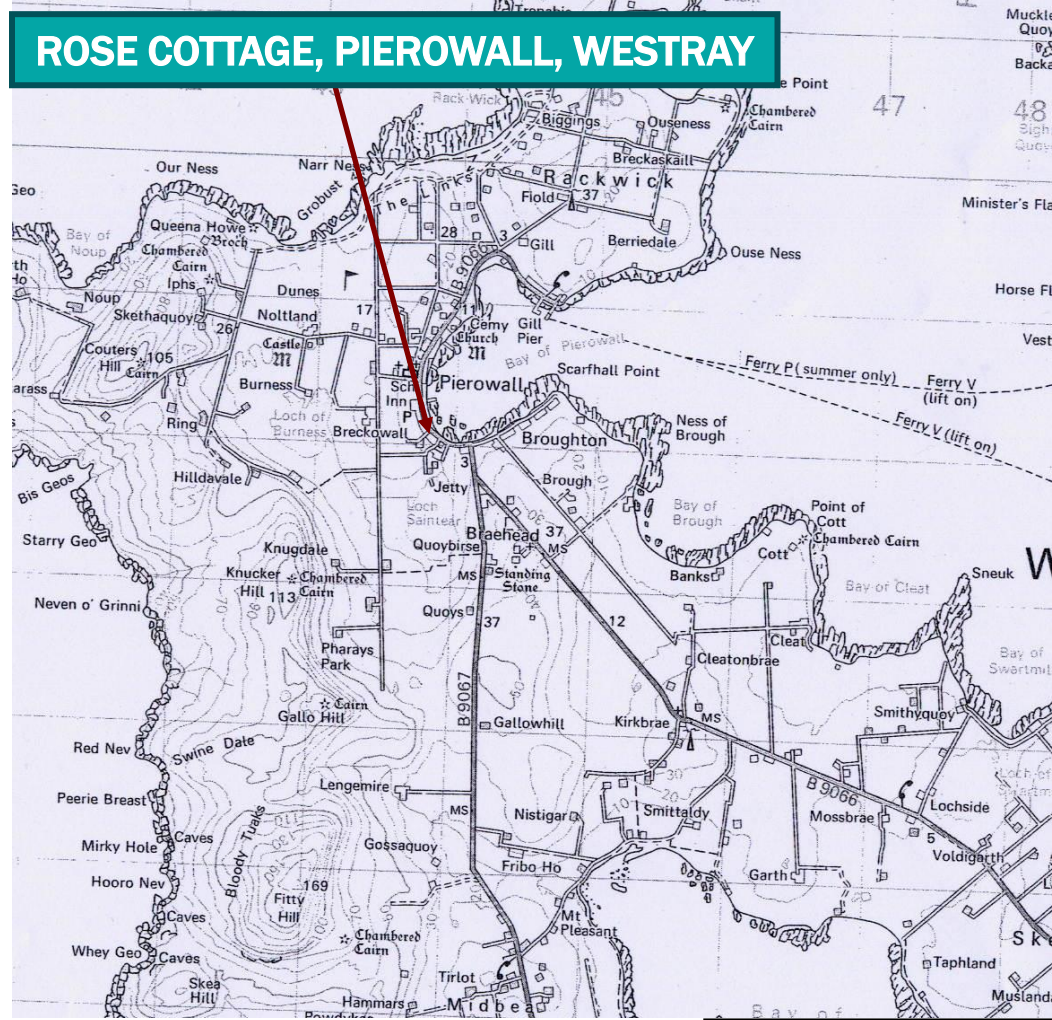
FIXTURES AND FITTINGS - All floor coverings are included in the sale price.

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

PRICE - Fixed price £165,000 - **£15,000 BELOW VALUATION**
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.



ROSE COTTAGE, PIEROWALL, WESTRAY



© Crown Copyright. All rights reserved.
Licence number SR 100001231

ETCN

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.

Lows
Solicitors – Estate Agents
5 Broad Street
Kirkwall
Orkney, KW15 1DH
T. 01856 873151 F. 01856 875450
E. enquiries@lowsorkney.co.uk W. www.lowsorkney.co.uk