



## Starilie, South Ronaldsay, KW17 2TQ

Starilie is a detached cottage with land extending along the foreshore of Water Sound.

The three bedroom cottage, including 2 attic bedrooms, requires extensive modernisation and there are 4 small stores together with a ruinous building. There is also a field extending to 1.7 acres or thereby which may appeal to horse or other livestock owners.

**OFFERS OVER  
£80,000**



- Living room with beamed ceiling and fireplace.
- 2 electric storage heaters.
- 3 uPVC framed double glazed windows at rear.
- Wet room style shower room.
- Double bedroom. 2 attic bedrooms.
- 4 small stores close to the house.
- Sheltered garden with lawn.
- Ruin situated within the 1.7 acre field.
- Additionally, the title includes rights to foreshore beyond field.



## LOCATION

Starilie is situated between the public road and Water Sound along the north coast of South Ronaldsay. The village of St Margaret's Hope lies approximately 2 miles away and has a post office, shops and hotels.

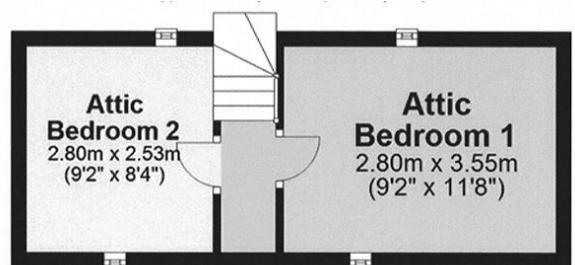


BEDROOM

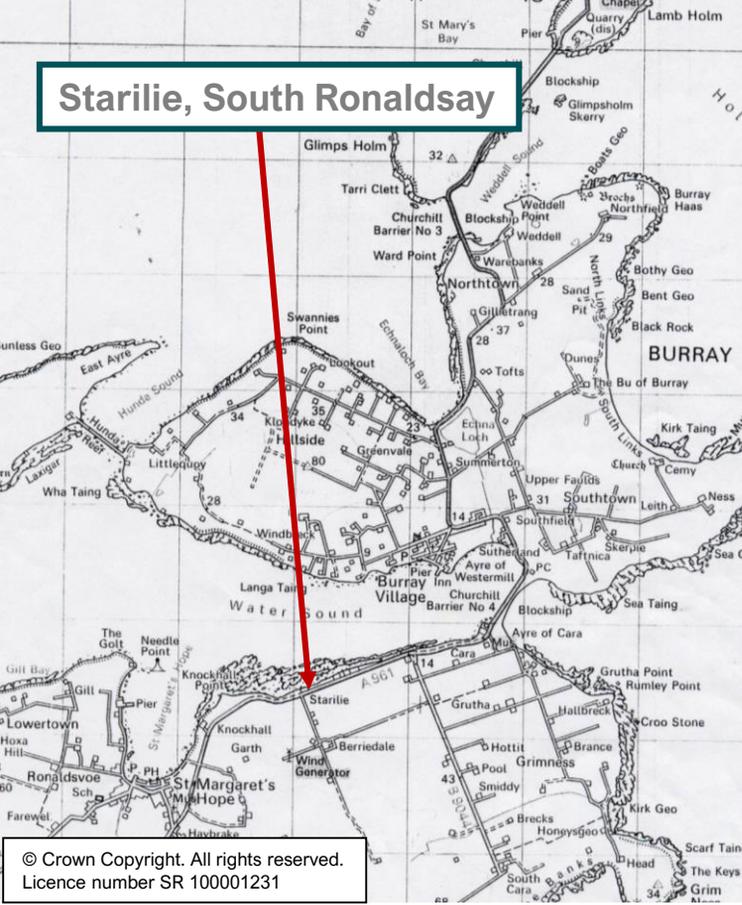


GROUND FLOOR

FIRST FLOOR



# Starlie, South Ronaldsay



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**SERVICES** – Mains water and electricity. Private septic tank.

**COUNCIL TAX BAND** – Band A . 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** – Early entry available.

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

**PRICE** – Offers over £80,000.

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

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find your happy

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#### DMNH

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.