

**CLOSING DATE SET FOR OFFERS  
2PM THURSDAY 22<sup>ND</sup> OCTOBER 2020**



## Howe Cottage, Cairston Road, Stromness, KW16 3JU

Howe Cottage is an attractive, well-presented, 3 bedroom bungalow which enjoys a beautiful panoramic view across farmland to Scapa Flow and the Hoy Hills from its elevated position.

**OFFERS OVER  
£180,000**



- Air to water central heating.
- Cavity wall insulation.
- Double glazed windows.
- Oak flooring and an electric flame effect focal point fire in living room.
- Modern fitted kitchen with space for dining table.
- Bathroom with electric shower over bath.
- Master bedroom with en-suite shower room.
- Bedroom 3/dining room.
- Floored loft.
- Garage with lights and power points.
- Garden. Parking area.

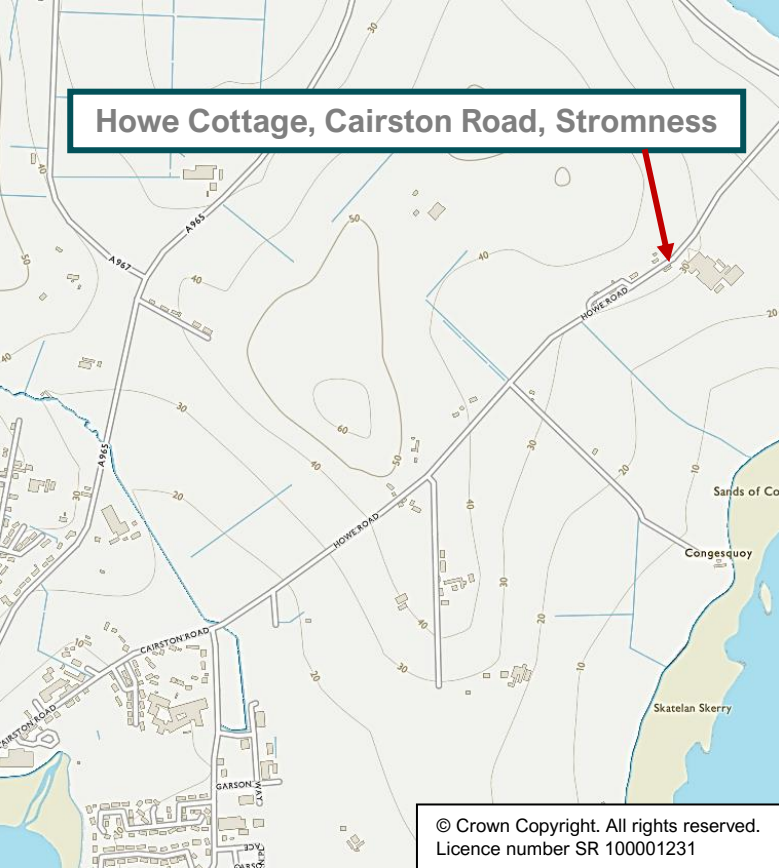


## LOCATION

Howe Cottage is situated only a short car journey from Stromness.



## Howe Cottage, Cairston Road, Stromness



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BEDROOM 1



BEDROOM 1 EN-SUITE



BEDROOM 3/DINING ROOM



BEDROOM 2

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

**COUNCIL TAX BAND** - Band C. 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 D.

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – All blinds, living room curtains and floor coverings are included in the sale price.

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

**PRICE** – Offers over £180,000

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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### CMS

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.