



**Blackhamar**, extending to 8 acres (3.23Ha) or thereby,  
Rousay, KW17 2PS

**OFFERS OVER £120,000**





Blackhamar is a partially modernised traditional cottage which enjoys breath taking panoramic sea views from its elevated position.

The attractive property is set in 8 acres or thereby, of mainly rough grass, which may appeal to those wishing to have horses or other livestock.

The living room is presently open plan with the area where the kitchen is to be located. The bathroom has not been installed although there is a bathroom in a neighbouring building. The bedroom presently houses a temporary kitchen. The utility room adjoins the outside bathroom. The new owner may wish to adjust the layout to their own requirements.

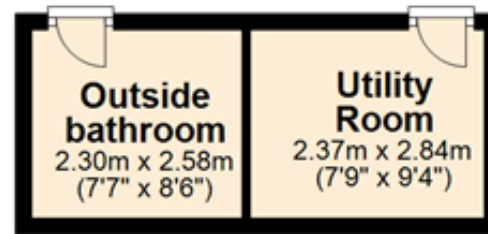
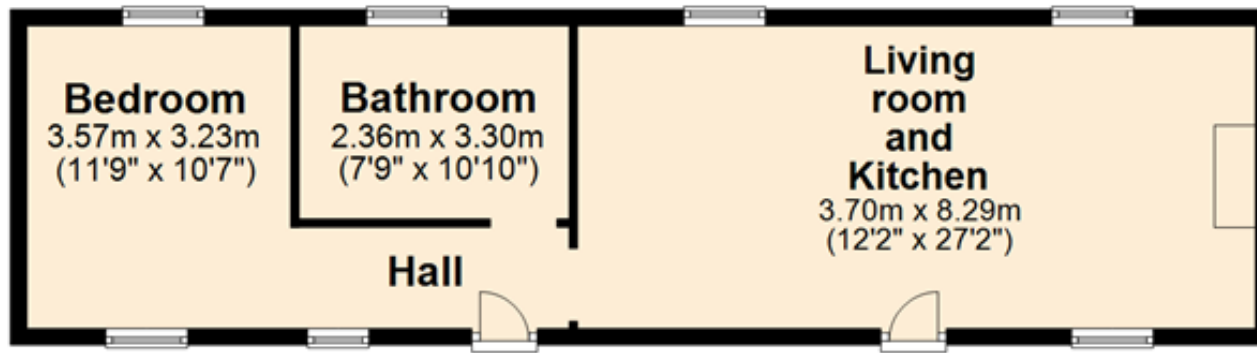
Walled garden with mature trees and workshop/store.

- Solid fuel stove in living room.
- Kitchen floor requires to be completed before units are installed.
- Original antique gas lighting, may be possible to re-instate.
- Recently constructed track which new owner will be liable for a share of its upkeep.
- 5Kw hosted wind turbine with Blackhamar benefitting from "free" electricity.
- Grant assistance may be available for insulation, Eco heating system and boiler replacement.
- Space to erect a garage/workshop to the side of the garden.

**LOCATION**

Blackhamar is situated on the picturesque island of Rousay, one of Orkney's inner north isles. The island's amenities include primary school, shop, post office and hotel. The island is connected to the Orkney mainland by a scheduled ferry services. Within walking distance of bird and wildlife tracks up into the hillside.

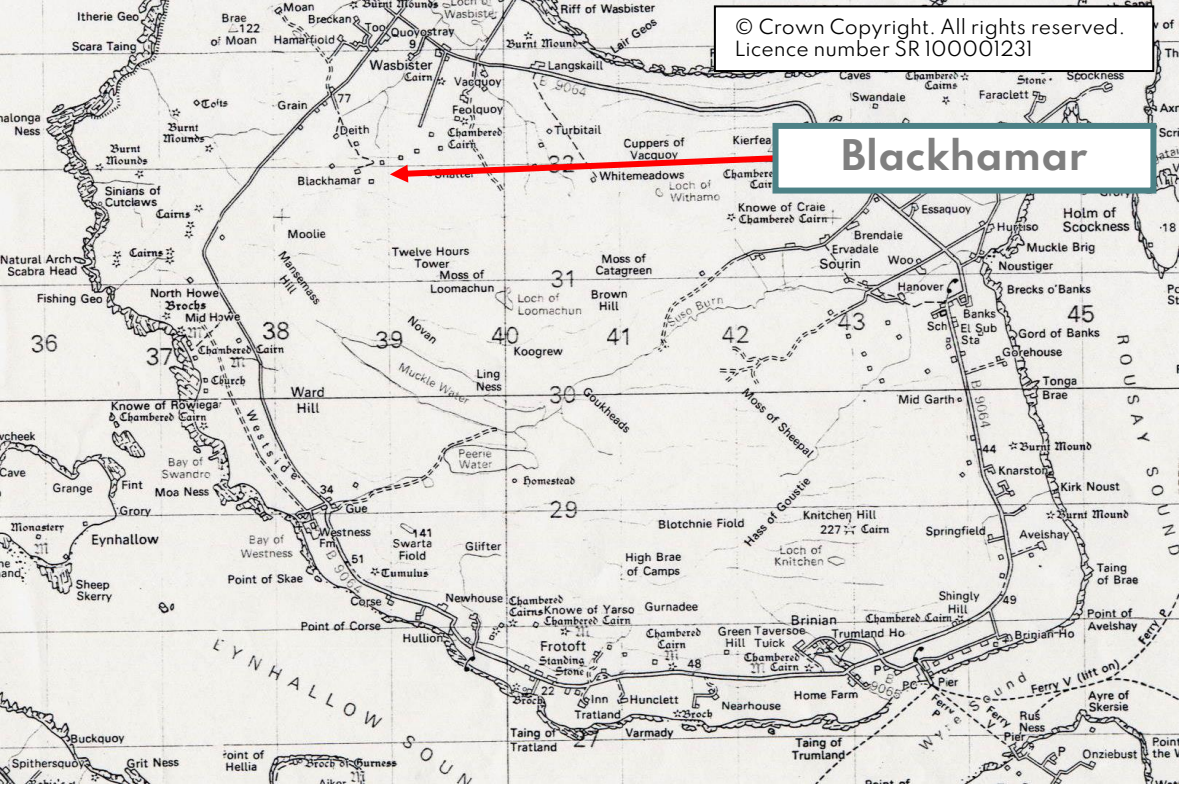






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# Blackhamar



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

**COUNCIL TAX BAND** – Band A. 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.

**ENTRY** – By arrangement.

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

**PRICE** – Offers over £120,000.  
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

- EJT**  
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.

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