Skerravoe, Bay of Skaill, Sandwick, KW16 3LR

Skerravoe is an attractive 4 bedroom dwellinghouse which sits in just under 1 acre of land, enjoying beautiful views over the bay of Skaill. There is garden ground to the front, side and rear of the house.

The garden could be fenced off to create a paddock for a horse with the outbuildings being used for stabling and tack room.
• UPVC framed double glazed windows.
• Spacious living room has an open fireplace.
• Large kitchen has a dining area and houses an oil fired Stanley Range which is used for cooking and heating the radiators.
• Shower room.
• Bathroom with electric shower over the bath.
• Two bedrooms on the ground floor and 2 on the first floor with one enjoying a dual aspect across Skaill Bay.
• Large garden includes lawn, parking area to rear and outbuildings.

LOCATION
Skerravoe offers a rare opportunity to live in a beautiful location very close to Neolithic Skara Brae and the sweeping sands of Bay of Skaill. The property lies approximately 7 miles from Stromness, Orkney’s second largest town where there are several independent shops as well as a supermarket, cafes, galleries and the acclaimed Pier Arts Centre.
SERVICES – Mains water and electricity. 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 E

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 – Offers Over £185,000

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

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.