LOWS
LAW PROPERTY FINANCE

CRAIGLANDS, Extending to 2.5 acres or thereby,
BIRSAY, KW17 2ND
OFFERS OVER £225,000

Craiglands is a spacious 4 bedroom dwellinghouse with a gallery, workshop, range of outbuildings set in approximately 2.5 acres which offer outstanding panoramic sea views from it's elevated position. This attractive property is situated in the north west of the Orkney mainland and may especially appeal to a family, craft persons/artists seeking a gallery to work from home or those wishing to have a horse or other livestock.

The dwellinghouse has oil central heating together with a solid fuel stove in the living room and uPVC framed double glazed windows. The spacious kitchen has an oil fired Rayburn range together with room for a dining table.

The bathroom has a 3 piece suite with a shower over the bath and bedroom 1 has an en-suite wet room.

The gallery has a large uPVC framed double glazed window offering views to the Brough of Birsay and a small workshop. There is a large workshop in the adjoining building together with a toilet and a large garage.

The outbuildings include a dry store, wood store and former byre, barn, implement shed and a store housing a chicken run. There is a well-maintained garden together with 2 acres or thereby of rough ground which is mainly bounded by a stone dyke.

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

COUNCIL TAX BAND *- Band B. 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.*

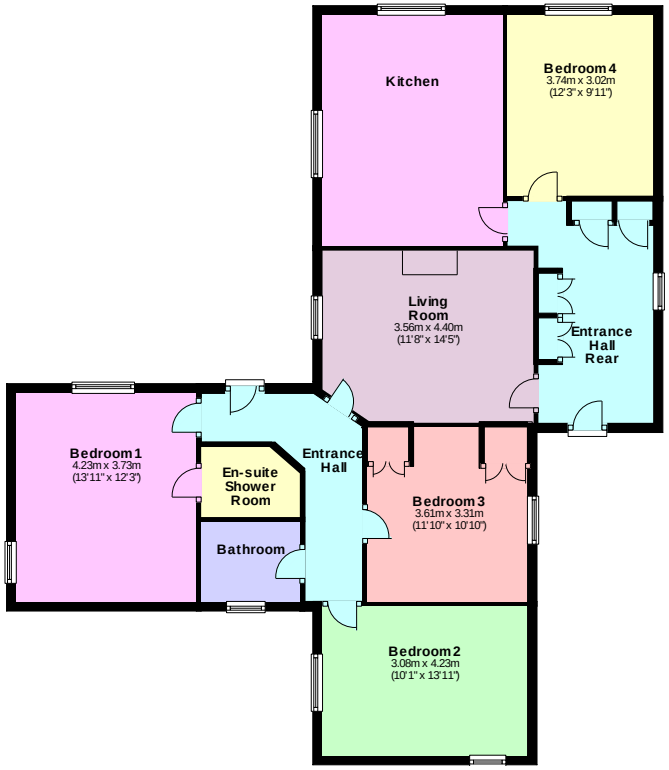
ENERGY PERFORMANCE RATING *– Band F*

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

ENTRY *- By arrangement.*

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

PRICE *- Offers over £225,000*
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

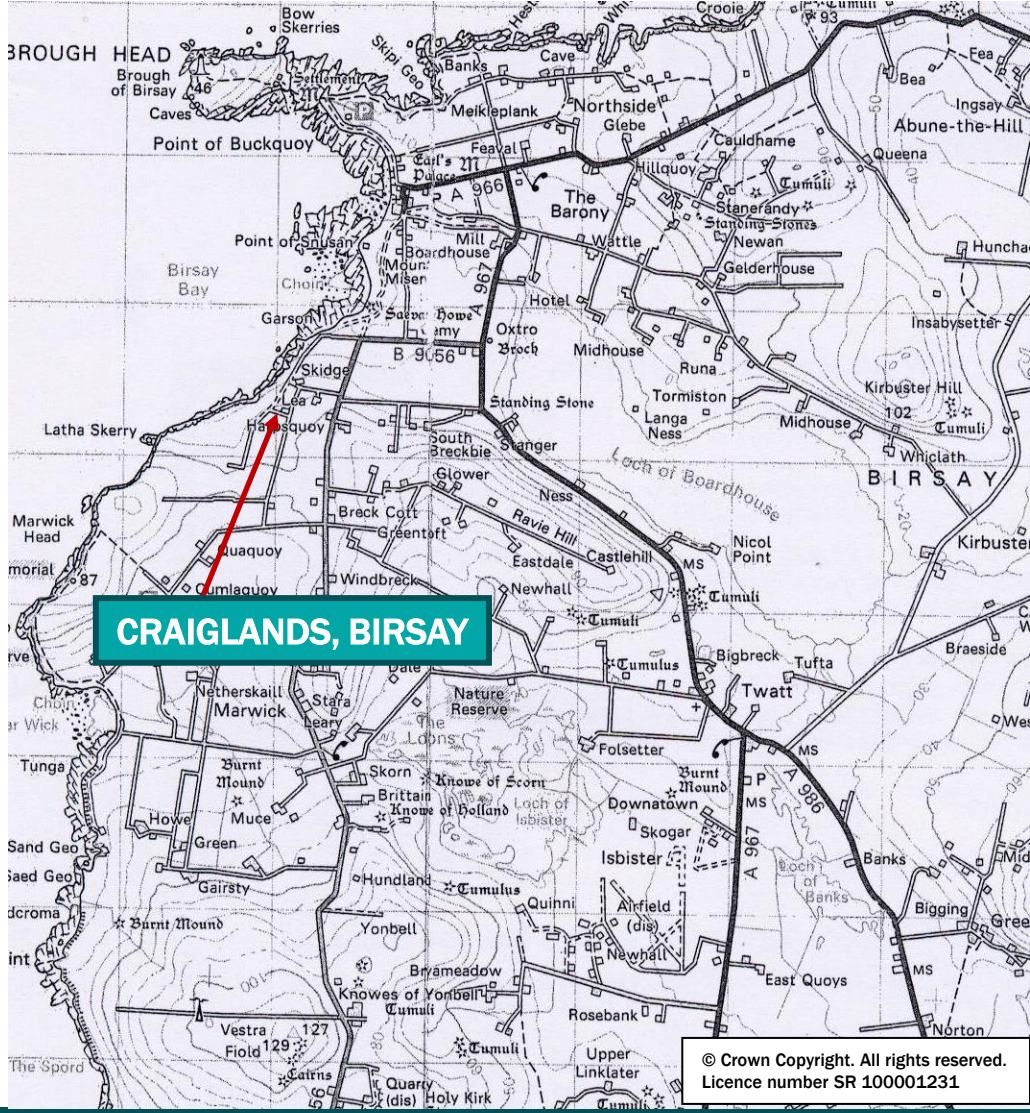


ENTRANCE HALL

BEDROOM 1

BEDROOM 2

GALLERY



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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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