LOWS
LAW PROPERTY FINANCE

BALLASQUOY,
EVIE, KW17 2PF
OFFERS OVER £140,000

Ballasquoy is a traditional 2 bedroom cottage which was sympathetically renovated and extended. The characterful property enjoys views over the surrounding farmland and hillsides, and is situated only a short car journey from the new Evie Community School.

The property is entered through the garden room which has ivy vines covering the ceiling, together with windows on 2 sides offering beautiful views. The living room has a solid fuel Morsø stove set in a stone fire place and the room also has a wood lined ceiling and wall.

There is a dining area within the kitchen together with an enclosed solid fuel fire, fitted cupboards, integral hob and eye level oven together with plumbing for a dishwasher and washing machine and a wood lined ceiling.

The bathroom has a 3 piece suite and a heated towel rail. There is a built-in wardrobe and 2 built-in shelved cupboards in bedroom 1.

Ballasquoy has uPVC framed double glazed windows together with 3 electric storage heaters.

The detached garage has a light and power points. The fenced garden includes lawn to the front and bushes to the side and rear.

The surrounding field, extending to 1ha (2.4acres) or thereby may be available by separate negotiation.

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

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.*

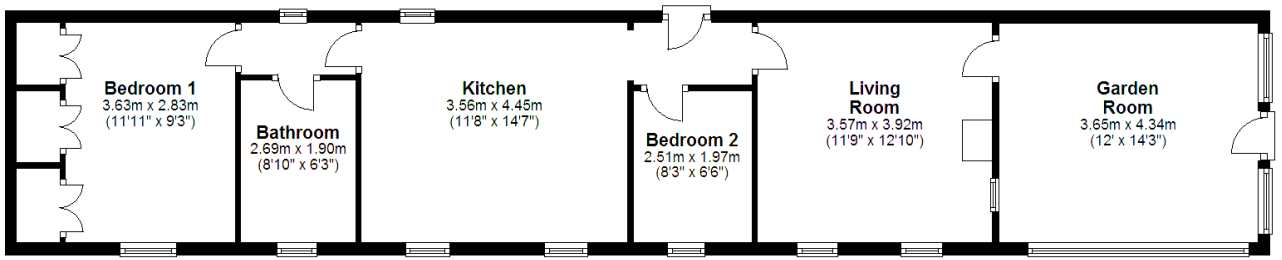
ENERGY PERFORMANCE RATING *– Band F*

ENTRY *– By arrangement.*

FIXTURES & FITTINGS *- All floor coverings, fridge, washing machine and dishwasher are included in the sale price.*

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

PRICE *– Offers over £140,000*
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



BEDROOM 1

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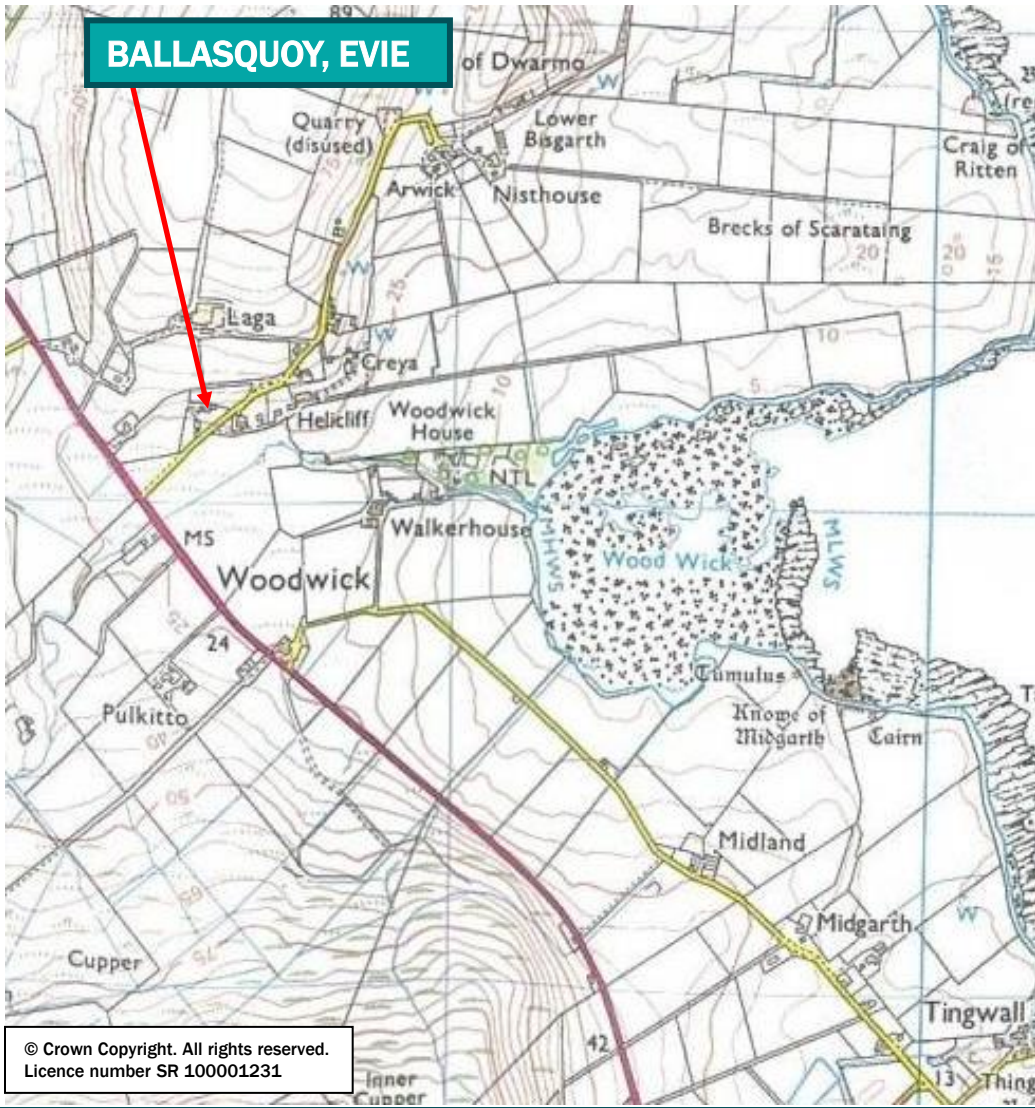

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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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