



Little Stoursdale,
Bigswell Road, Stenness, KW16 3LA

OFFERS OVER £170,000



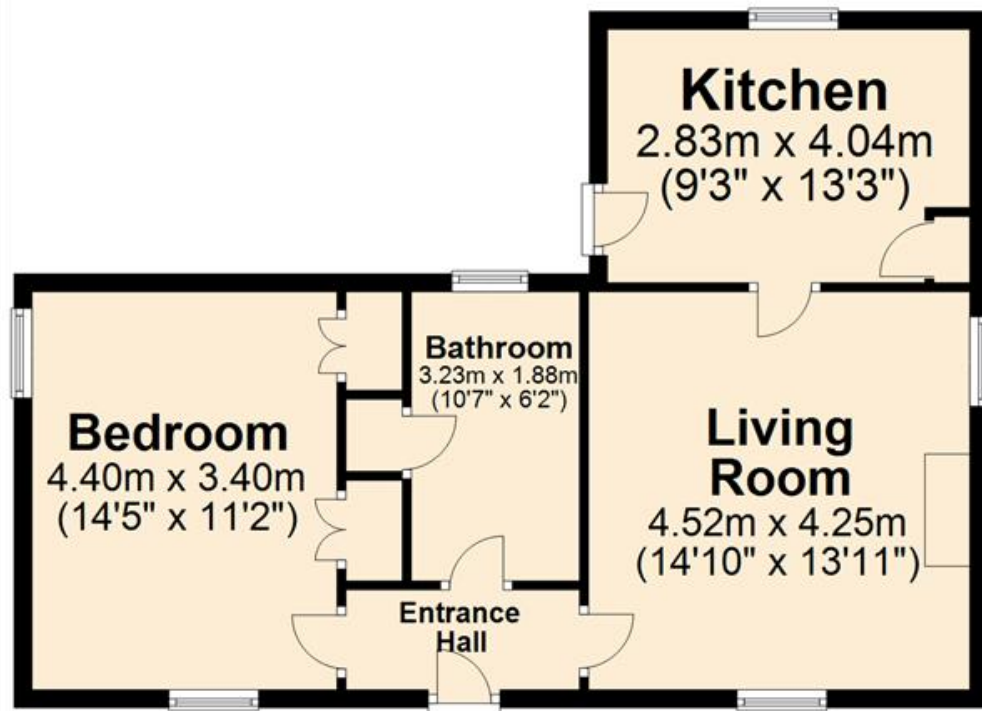
Little Stoursdale is a one-bedroom cottage enjoying views across farmland with the Lochs of Harray & Stenness in the distance. The dwelling has oil central heating and a tiled fireplace in the living room. The attractive property has an adjoining outbuilding comprising 3 stores. The garden is to grass.

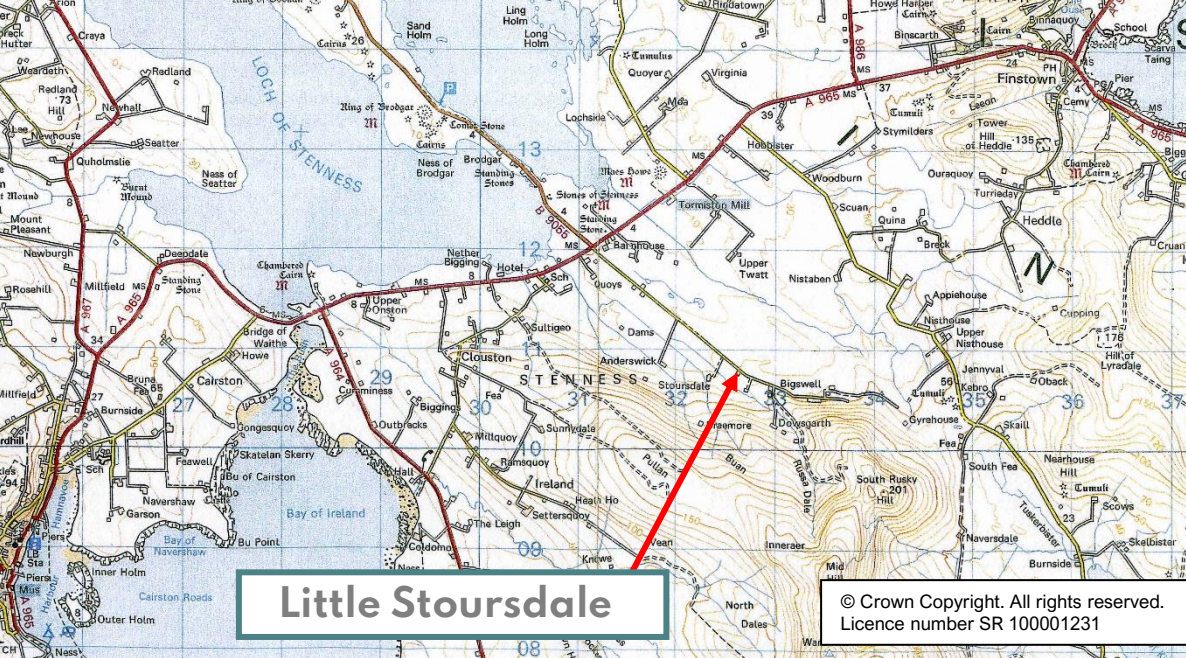
- Oil fired central heating.
- uPVC framed double glazed windows.
- Dual aspect living room with tiled fireplace.
- Kitchen with fitted units, airing cupboard, plumbing for a washing machine and space for a table and chairs.
- Bathroom with 3-piece suite.
- Dual aspect double bedroom with 2 built-in wardrobes.
- Adjoining outbuilding comprising 3 stores.

LOCATION

Little Stoursdale lies approximately 1.5 miles from the Stenness village where there is a shop with sub-post office and petrol pumps. There is also a hotel and community school. Stromness is approximately 5 miles away and Kirkwall 11 miles.







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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

SERVICES – Mains water and electricity. 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.

ENERGY PERFORMANCE RATING – Band E

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

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

PRICE – Offers Over £170,000
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents
 5 Broad Street, Kirkwall, Orkney, KW15 1DH
 T: 01856 873151 F: 01856 875450
 W: www.lowsorkney.co.uk

