LOWS
LAW PROPERTY FINANCE

PROSPECT VILLA, WESTRAY, KW17 2DB
OFFERS OVER £210,000

Prospect Villa is a substantial 3-4 bedroom detached dwellinghouse commanding a beautiful panoramic view over Pierowall and the sea towards Papa Westray. The attractive property is situated on the picturesque island of Westray and stands in a large mature garden.

The dwellinghouse has double glazed windows and electric heating together with an oil fired Rayburn which heats the domestic hot water.

There is a large conservatory with the windows on 3 sides incorporating a door into the front garden. A door also leads into the living room which has cornice and picture rails together with a storage/convector heater and Parkray fire.

The dining room has an oil fired Rayburn and a door into the kitchen which has built-in cupboards and plumbing for a washing machine. Also on the ground floor are bedroom 1, bathroom with bath and separate shower, 2nd toilet and a store which may be suitable as a further bedroom.

There are 2 double bedrooms and a box room on the first floor. There is access to the walk-in attic space from bedroom 2.

The large garage is attached to the house and has 2 sets of sliding doors and a floored loft extending the full length of the garage.

Within the walled garden there is a store, parking area, vegetable plot, lawn and trees.

Westray is one of Orkneys outer north isles and is connected to the Orkney mainland by scheduled ferry and air services. The amenities on the island include primary and junior secondary schools, swimming pool, general stores, hotel and golf course.

SERVICES *- Mains water and electricity. 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.*

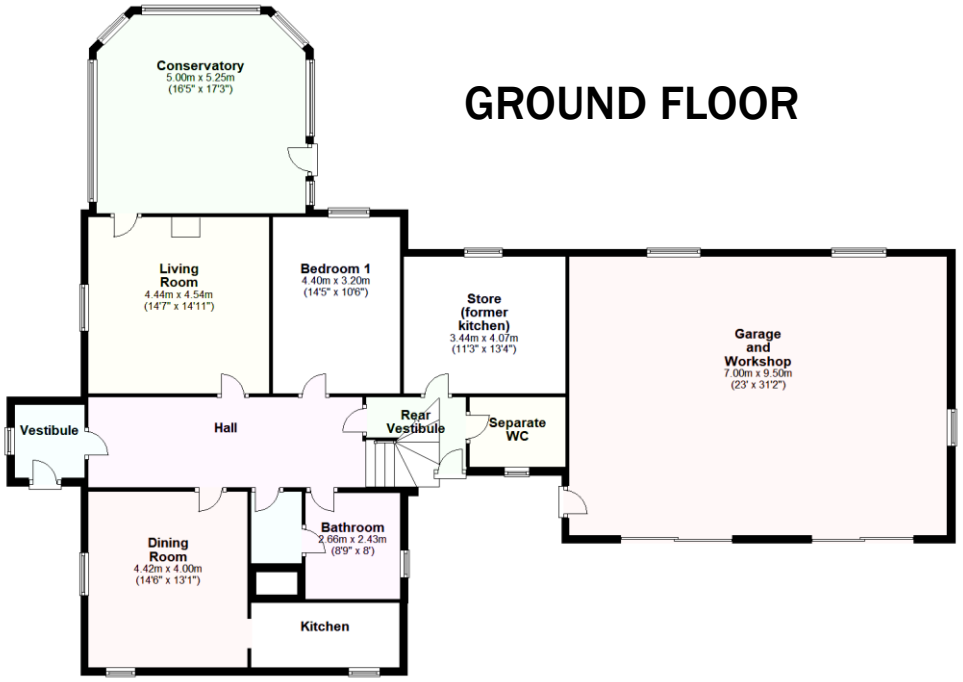
ENERGY PERFORMANCE RATING *– Band E.*

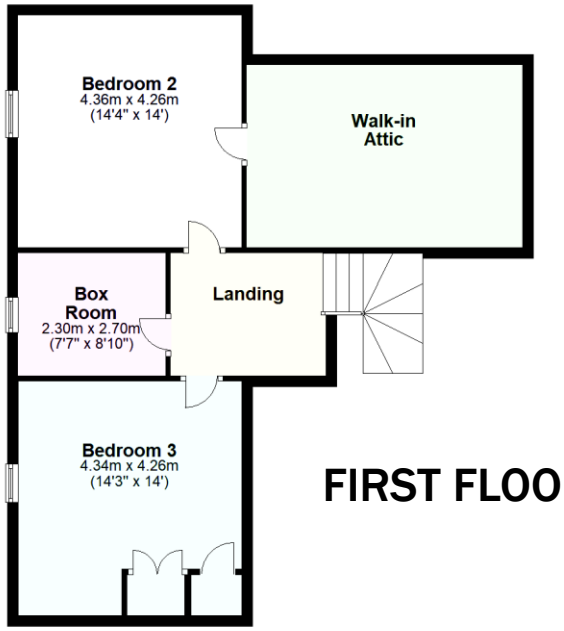
ENTRY *- By arrangement.*

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 £210,000*
Further enquiries should be directed to Lows Property Department with whom all offers should be lodged in writing.




Bedroom 2
4.36m x 4.26m
(14'4" x 14')
Walk-in
Attic
Box
Room
2.30m x 2.70m
(7'7" x 8'10")
Landing
Bedroom 3
4.34m x 4.26m
(14'3" x 14')

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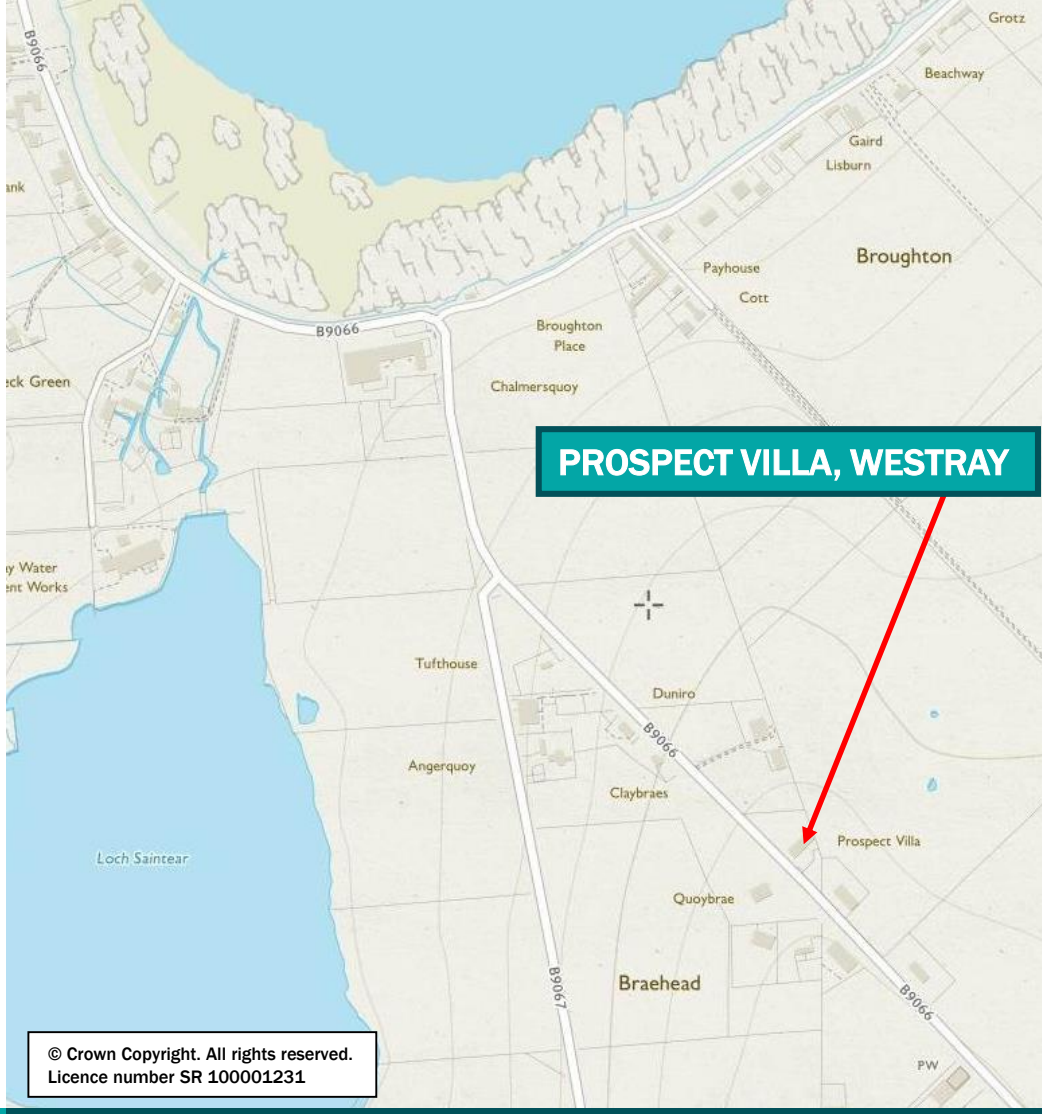

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DMNH

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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