LOWS
LAW PROPERTY FINANCE

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Aviedale Cottage, 1 ½ acres or thereby, Rendall, KW17 2PB

Aviedale Cottage is a substantial 5 bedroom dwellinghouse set in a large garden extending to 1.5 acres or thereby. The property enjoys an elevated position offering an outstanding panoramic sea view including many of the north isles and Kirkwall from its elevated position.

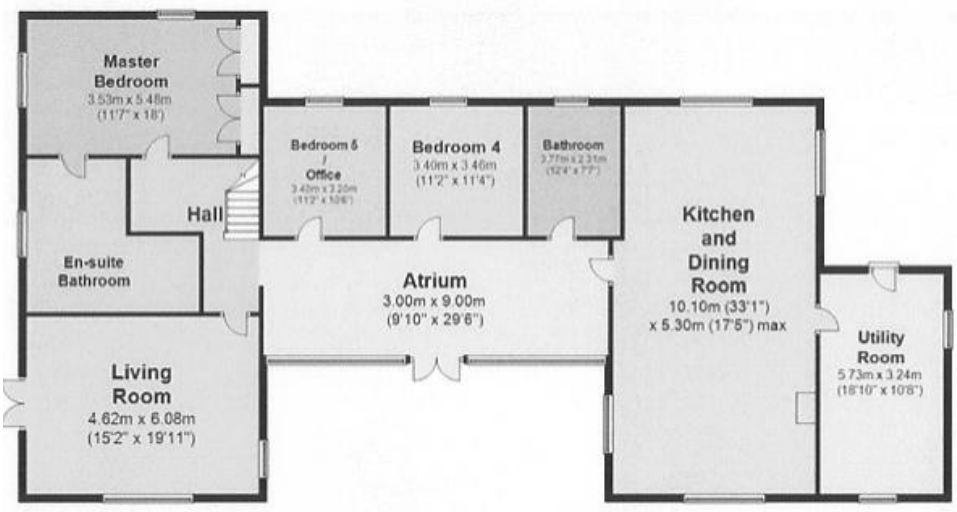
The attractive dwelling has been, in recent years, tastefully modernised and extended to create a spacious family home offering a high standard of accommodation.

OFFERS OVER £325,000

- Spacious, modern family home.
- Outstanding panoramic sea views.
- Oil fired central heating – underfloor and radiators.
- Solid fuel stove in dining area.
- UPVC double glazed windows.
- Large garden laid to lawn with bushes and shrubs.
- Parking areas and a large garage/workshop (15m x 7m).
- Property sits in approximately 1.5 acres.

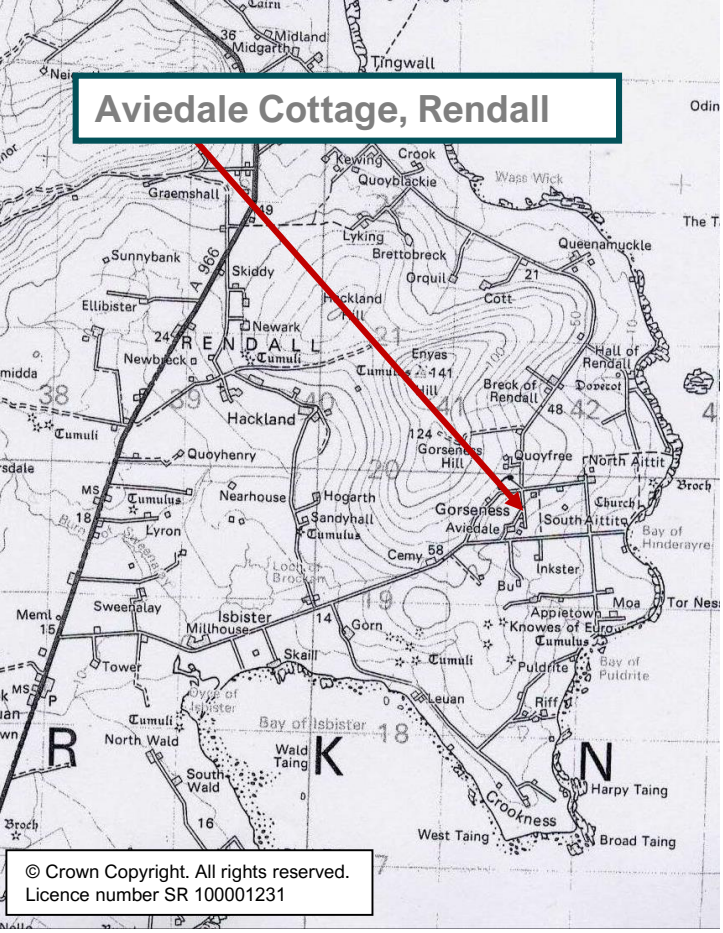
LOCATION

Aviedale is set in Rendall in the west mainland area of Orkney not far from the Tingwall ferry to Rousay, Egilsay and Wyre and is only 12 miles from the towns of Kirkwall and Stromness and only 4 miles from the village of Finstown with local amenities including a primary school, a general store, 2 hairdressers, a post office, a garage, electrician and a builders merchant.



GROUND FLOOR

FIRST FLOOR



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SERVICES – Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND - Band E. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band C.

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 £325,000
Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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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.