



Hazelbank,
Stronsay, KW17 2AE

OFFERS OVER £140,000
(£15,000 less than home report valuation)





Hazelbank is a traditional, mostly stone-built 3 bedroom detached dwellinghouse offering beautiful panoramic views from its elevated position. Several rooms feature cornicing, and the dual aspect living room has wood panelling around the windows.

The spacious dwellinghouse, which requires partial modernisation, is set in a walled garden with lawn, mature bushes, car-port, greenhouse and store.

- Electric storage and panel heaters.
- Wooden framed double-glazed windows.
- Dual aspect living room.
- Large kitchen with dining area.
- Utility room with plumbing for a washing machine.
- Bathroom with electric shower over bath.
- Bedroom 1 on ground floor.
- Box room and Bedrooms 2 & 3 on first floor.
- Car-port, greenhouse and store.
- Walled garden.

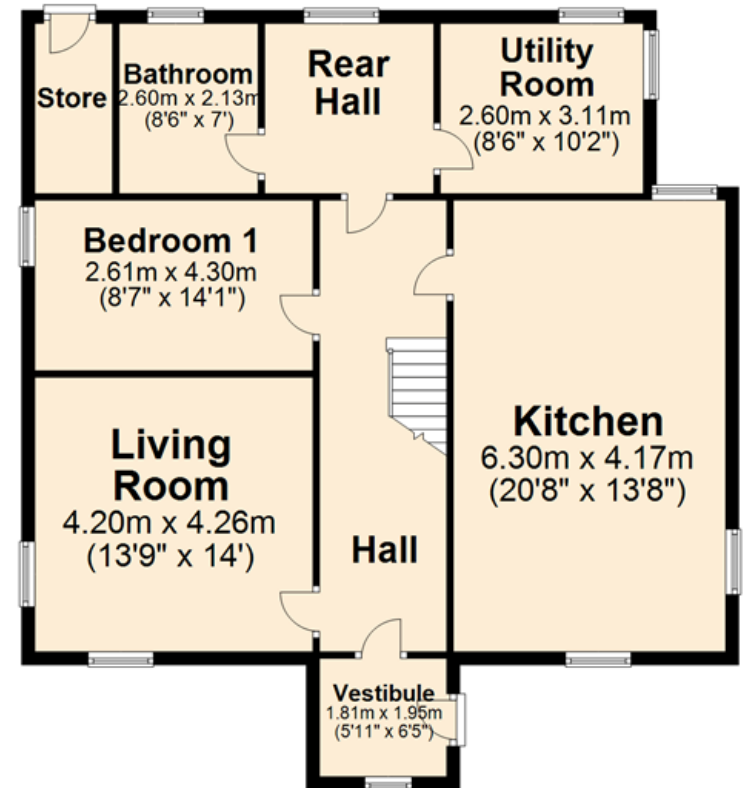
LOCATION

Hazelbank is situated on the picturesque island of Stronsay, one of Orkney's outer north isles. The island's amenities include primary and junior secondary schools, general stores, post office and hotel. The island is connected to the Orkney mainland by scheduled air and ferry services.

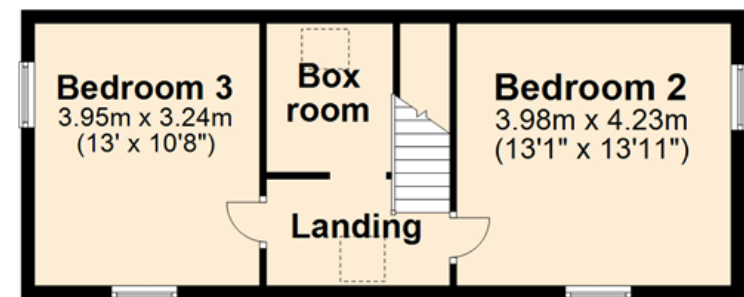




Ground Floor



First Floor





Hazelbank, Stronsay



SERVICES – Mains Water and electricity. Private septic tank.

COUNCIL TAX BAND – Band C. 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.

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

ENERGY PERFORMANCE RATING – Band G.

ENTRY – By arrangement.

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.

Lows Solicitors – Estate Agents
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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.