



Stenbister, extending to 1.45 acres or thereby,
Rousay, KW17 2PS

OFFERS OVER £295,000





Stenbister is a substantial modern 3-bedroom dwelling house offering a high standard of accommodation. Stenbister is set in 1.45 acres (0.587ha) or thereby and offers a beautiful panoramic sea view from its elevated position. The attractive property, constructed by R Clouston Ltd, is built to exacting modern standards. The spacious living room has a vaulted ceiling, multi-fuel stove, and glazed double doors opening into the sunroom, used currently as a dining room it gives spectacular views over Saviskailloch. There is also a door leading into the garden. There is a stylish kitchen together with a bathroom and 2 bedrooms on the ground floor. A bespoke oak staircase leads onto twin balconies overlooking the living room. This leads into the master bedroom with en-suite and more spectacular views. There is a fully insulated integral garage with electric door, and a utility area.

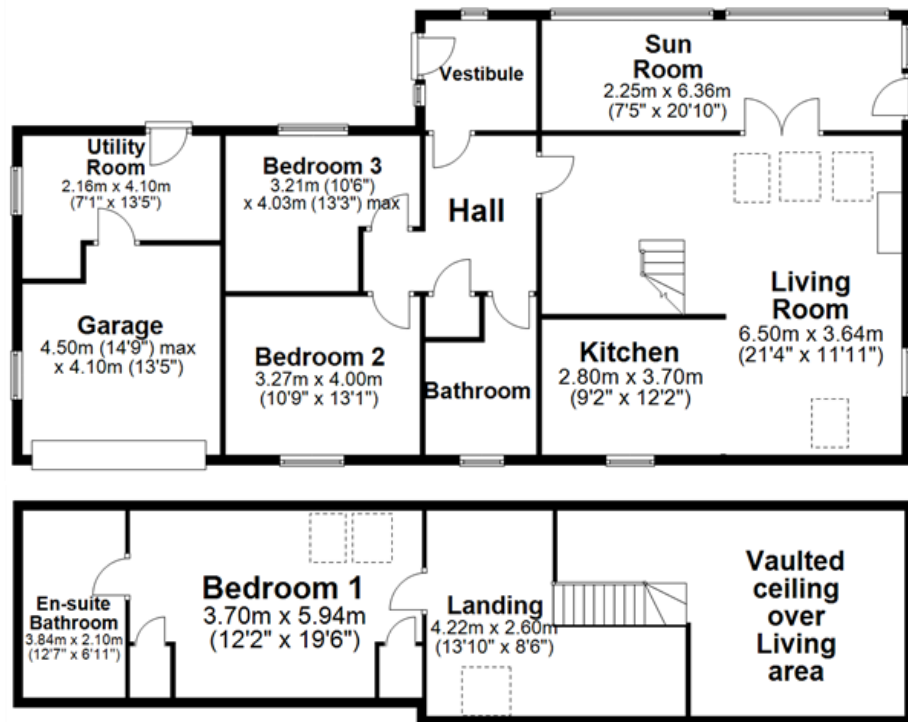
On Rousay the grassland areas are often dotted with Golden Plovers and Lapwings and on calm days Saviskailloch will reflect back the images of the surrounding hills and hundreds of wildfowl. You may even see a seal basking on the beach. A gentle stroll through the meadow which hum with bees in summer, the grassland fields are alive with the bubbling calls of Curlews, the drumming of Snipe and the unmistakable display flight of Lapwings in breeding season. In winter, the lochs play host to a range of wildfowl, including ducks, swans and grebes.

- Air to water central heating feeding radiators throughout
- Velux and uPVC framed double glazed windows
- Multi-fuel stove in the living room together with vaulted ceiling
- Sunroom with dining area and door to garden
- Kitchen, open-plan off living room, with dual fuel range cooker included in sale
- Bathroom and 2 bedrooms on ground floor
- Master bedroom with ensuite featuring bath and walk-in shower, on first floor
- Spacious landing with 2 balconies
- Integral garage and utility room

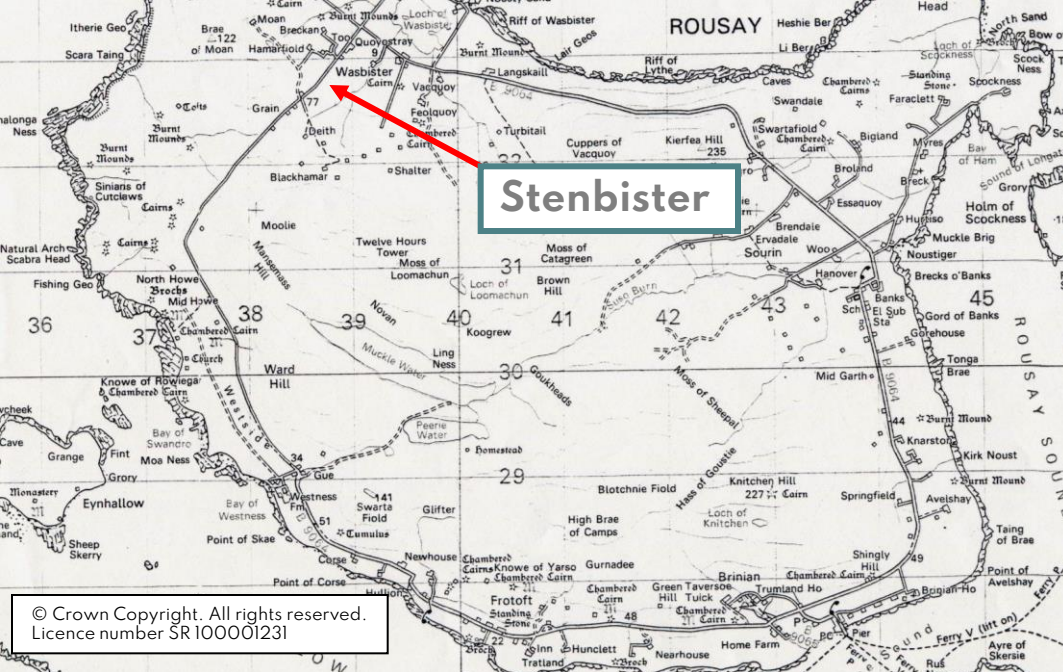
LOCATION

Stenbister is situated on Rousay, one of Orkney's inner north isles. The island's amenities include a primary school, hotel and shop. There is a regular ferry service to and from the Orkney mainland.









SERVICES – Mains electricity. Private water supply. Private septic tank. Broadband download speed 60-77Mbps. Fibre Broadband is also available on the island.

COUNCIL TAX BAND – Band D. 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 B.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, blinds and the range cooker are included in the sale price

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

PRICE – Offers Over £295,000.

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

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- EJT**
The following notes are of crucial importance to intending viewers and/or purchasers of the property.
- 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.
 - No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.