



Warsett, extending to 11.4 acres or thereby,
Egilsay, KW17 2QD

OFFERS IN THE REGION OF £195,000





Warsett is a spacious 3 bedroom bungalow with a range of outbuildings, hosted wind turbine and 11.4 acres (4.6Ha) or thereby. The attractive property enjoys an outstanding panoramic sea view from its elevated position.

There is electric heating and uPVC framed double glazed windows.

The large dual aspect living room has patio doors into a greenhouse/porch. The kitchen has space for a breakfast table and the dual fuel range cooker is included in the sale. There is also a shower room and 3 bedrooms. Bedroom 1 has a built-in wardrobe and walk-in cupboard presently used as an office. Bedroom 2 has a fitted wardrobe.

The range of outbuildings include a garage, barn with hay-loft and several traditional byres, one with a roof requiring attention.

The hosted turbine is connected to the house and the property benefits from an element of "free electricity" when the turbine is producing.

There is a garden to one side of the house, concrete yard around the outbuildings and the land is to grass with new fencing erected in places last year.

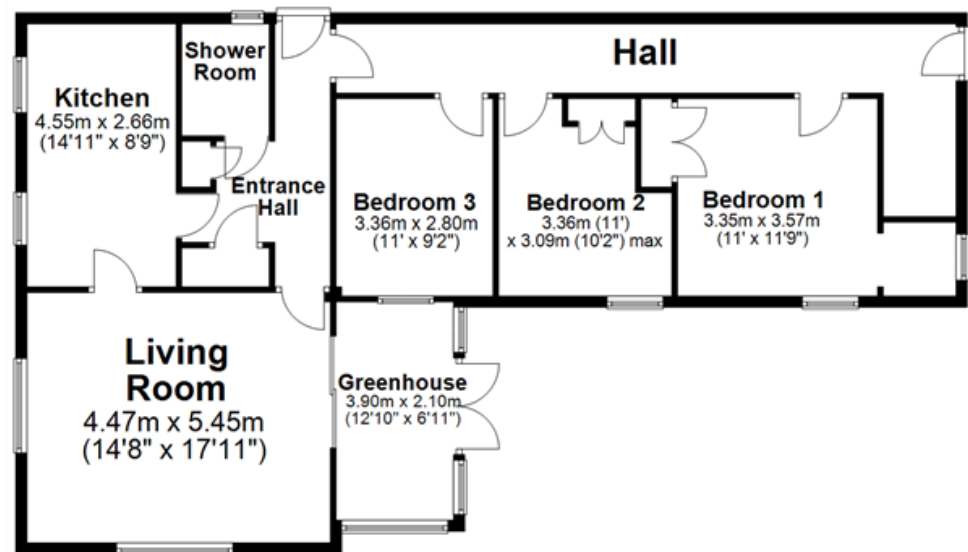
- Electric heating.
- uPVC framed double glazed windows.
- Large dual aspect living room with dining area.
- Kitchen with space for a breakfast table.
- Shower room.
- Range of outbuildings and hosted turbine.

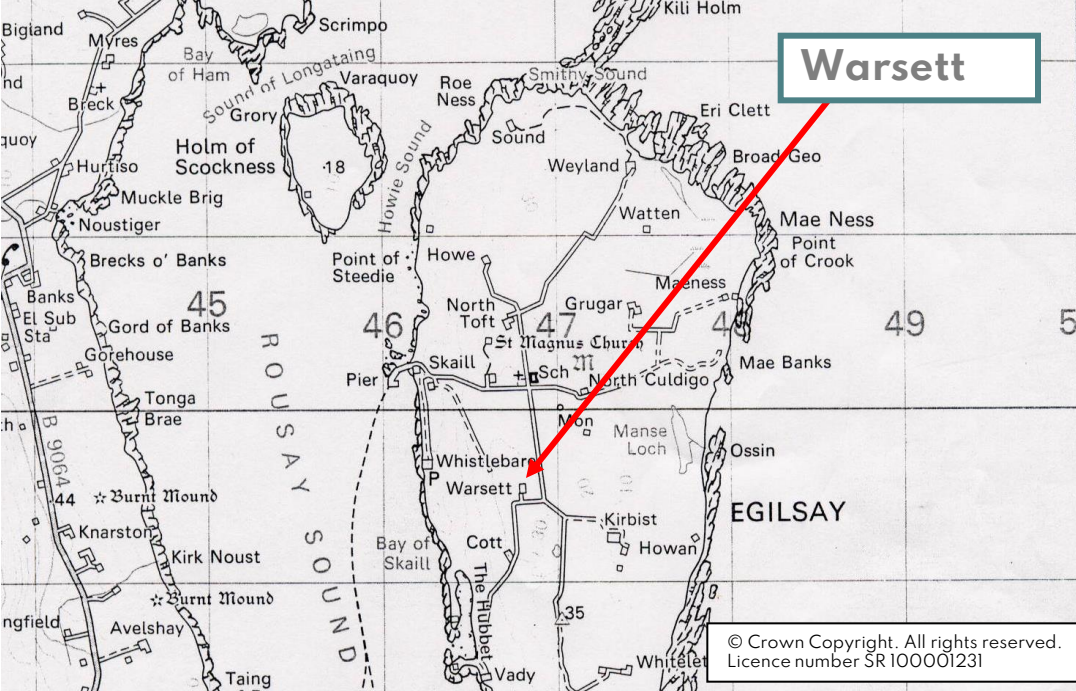
LOCATION

Warsett is situated on the island of Egilsay. There are regular ferries to the neighbouring island of Rousay and to the Orkney mainland. There is a shop and primary school on Rousay.









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

Council Tax – Band B.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, blinds and dual fuel range cooker are included in the sale price. Various items of furniture and white goods are available by separate negotiation.

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

PRICE – Offers in the region of £195,000.

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

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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.