



**Straits,**  
Broughton Road, Westray, KW17 2DA

**OFFERS OVER £165,000**









Straits is a charming 2 bedroom detached cottage positioned at the point of the bay on Broughton road with beautiful sea views over Pierowall.

The property sits in a large garden with outbuildings including a shed, coal store and a studio.

There is planning permission in place to extend the kitchen and convert the studio. Planning ref 23/231/HH.

- Air to air source heating.
- UPVC framed double glazed windows.
- Multi fuel stove in living room and sea views.
- Kitchen with Everhot 90 Aga and dual aspect.
- Dining room.
- Bedroom 1 with multi fuel stove, dual aspect and sea views.
- Bedroom 2 with dual aspect and sea views.
- Bathroom with shower above bath.
- Drive with parking for several vehicles.
- Large garden to lawn with drying area, plants and bushes.
- Shed divided into three rooms.
- Coal store.
- Studio.
- Beautiful uninterrupted sea views over the bay.

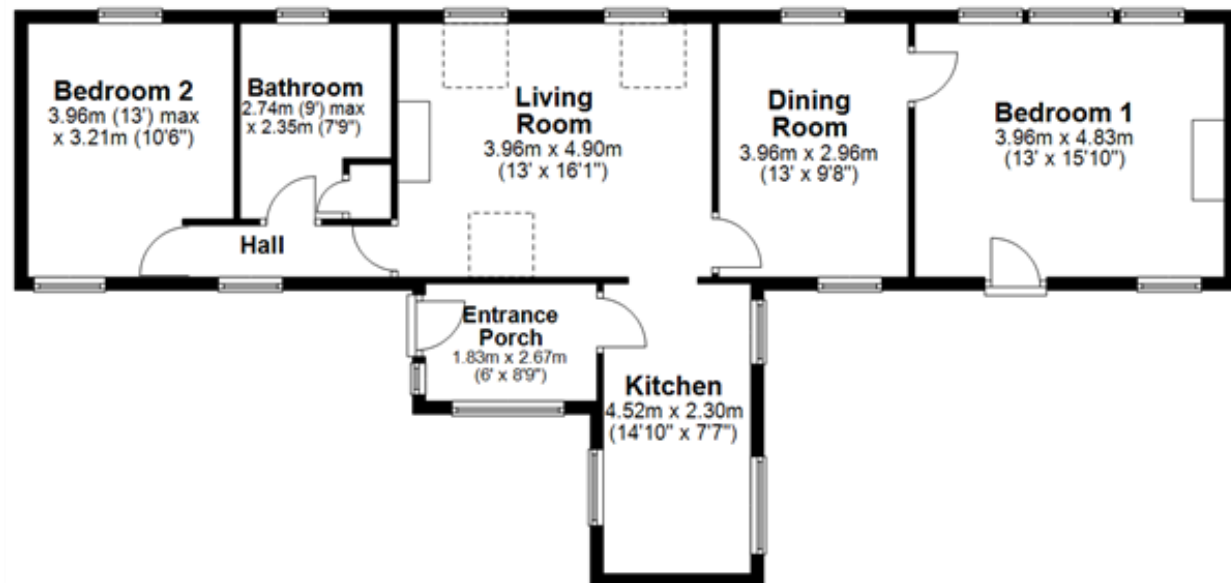
## LOCATION

Straits is located a short walk from Pierowall village on the island of Westray which is one of Orkney's outer north isles. Local amenities include a hotel, a junior high school, post office and shops. You can find beautiful beaches and points of natural history. There are daily ferry and flight services to Kirkwall.













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

**COUNCIL TAX BAND** – Band A. 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 G.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings and the Everhot 90 Aga are included in the sale price.

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

**PRICE** – Offers Over £165,000.

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

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#### ETCN

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.