



Kitticks,
Rendall, KW17 2PB

OFFERS OVER £365,000





Kitticks is an impressive five-bedroom bungalow, complete with a self-contained one-bedroom annexe, which offers a unique opportunity for those seeking a spacious family home with panoramic sea views.

The property benefits from a spacious kitchen diner, a bright living room and 5 double bedrooms. There is a bathroom and a shower room. The additional annexe provides flexible accommodation, whether for extended family, guests, or as a potential holiday let (subject to necessary consents), offering an excellent opportunity for supplementary income. There is a large garden with greenhouse, 2 sheds and a playhouse.

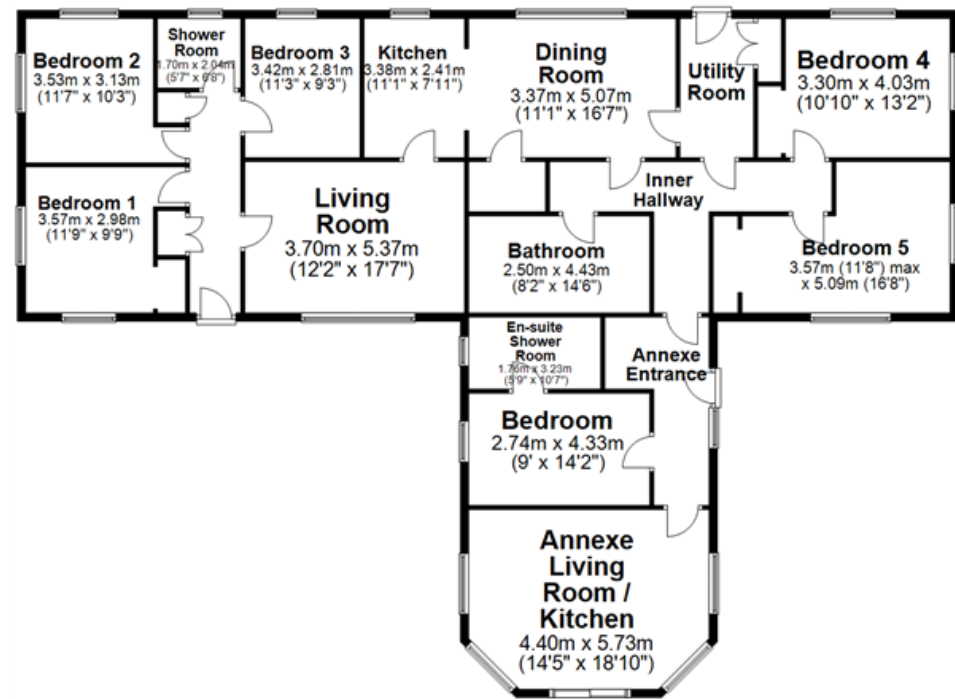
- Oil fired central heating
- UPVC framed double glazed windows
- Bright living room which enjoys sea views
- Large dining kitchen
- Spacious bathroom with bath and separate shower
- Shower Room
- Self-contained one bedroom annexe which could offer accommodation for extended family or potential for a holiday let property with the necessary permissions
- Large garden
- Panoramic sea views

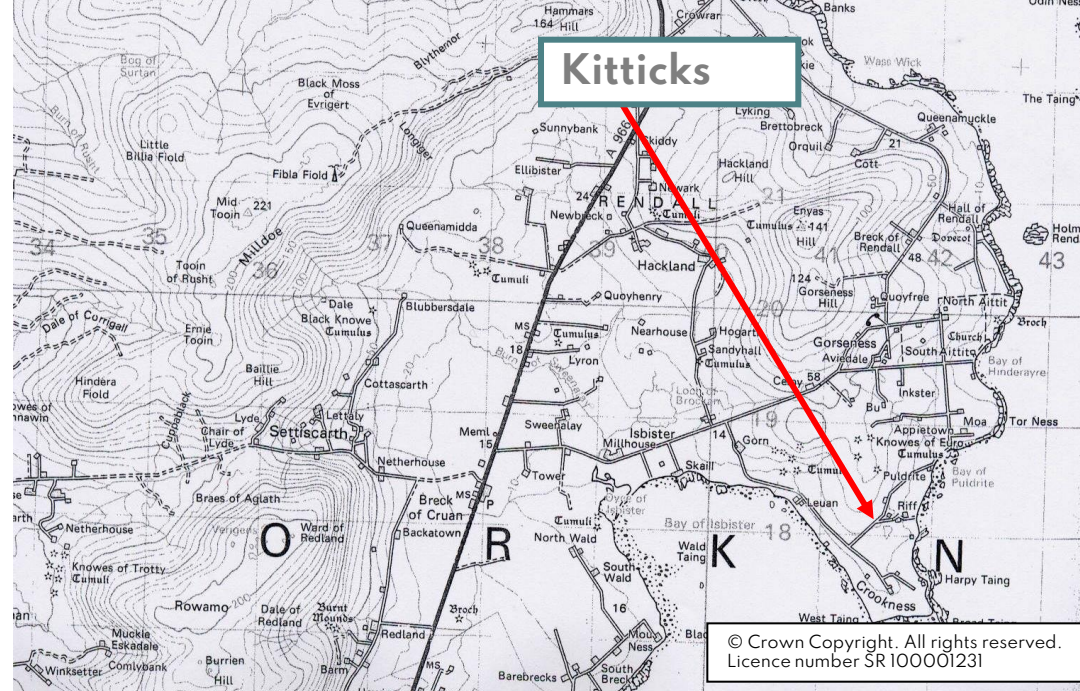
LOCATION

Kitticks is situated in Rendall which is 6 miles from Finstown, where there is a primary school and shops, and 12 miles from Kirkwall.









SERVICES – Mains water & electricity. Private septic tank.

COUNCIL TAX BAND – Band C. 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 D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – Floor coverings are included in the sale price

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

PRICE – Offers Over £365,000.

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.