



Mearon, extending to 1.53 acres or thereby,
Birsay, KW17 2LS

OFFERS OVER £220,000





Mearon is a charming 2 bedroom cottage set within 1.53 acres or thereby in the picturesque parish of Birsay. The property benefits from a garage and various outbuildings, including a former cottage with a walled garden which may be suitable for conversion subject to the necessary consents. There is a bright, spacious living room with multi-fuel stove and the kitchen/diner has a door leading to the conservatory which has beautiful views towards the Broch of Birsay.

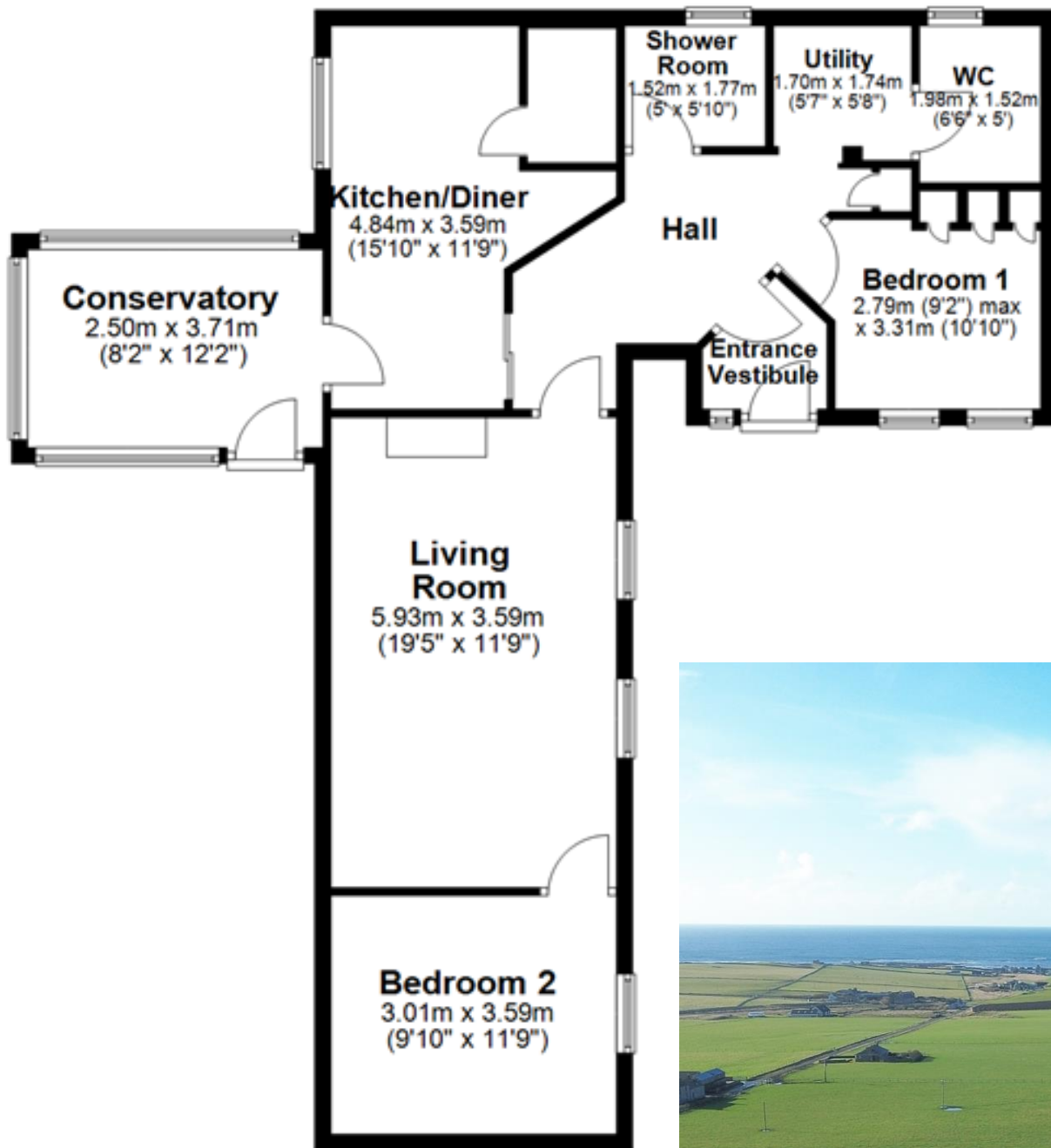
- UPVC double glazed windows.
- Oil central heating.
- Bright and spacious living room with multi-fuel stove set on a slate hearth.
- Kitchen/Diner with space for a table and chairs.
- Conservatory glazed on three sides with door to garden.
- Shower room and WC.
- Utility.
- 2 double bedrooms.
- Garage and various outbuildings including a former cottage within a walled garden.
- Large garden.
- Idyllic rural setting with easy access to local heritage sites and coastal walks.
- Beautiful sea views.

LOCATION

Mearon is situated a short drive from Palace in Birsay where there is a shop and café. There is a wider range of services including a primary school, supermarket and hotel, available in Dounby approximately 6 miles away.









SERVICES – Mains water & electricity. Private septic tank.

COUNCIL TAX BAND – Band B. 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 – All floor coverings and the cooker are included in the sale price

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

PRICE – Offers Over £220,000.

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.