



Littlehouse,
Dykeside, Westray, KW17 2DW

OFFERS OVER £50,000



Littlehouse is a traditional stone-built cottage enjoying an outstanding panoramic view from its elevated position.

The property, which is presently uninhabitable, has a spacious open plan living room/dining area/kitchen, bathroom and bedroom.

Littlehouse has garden ground to the rear and to both sides.

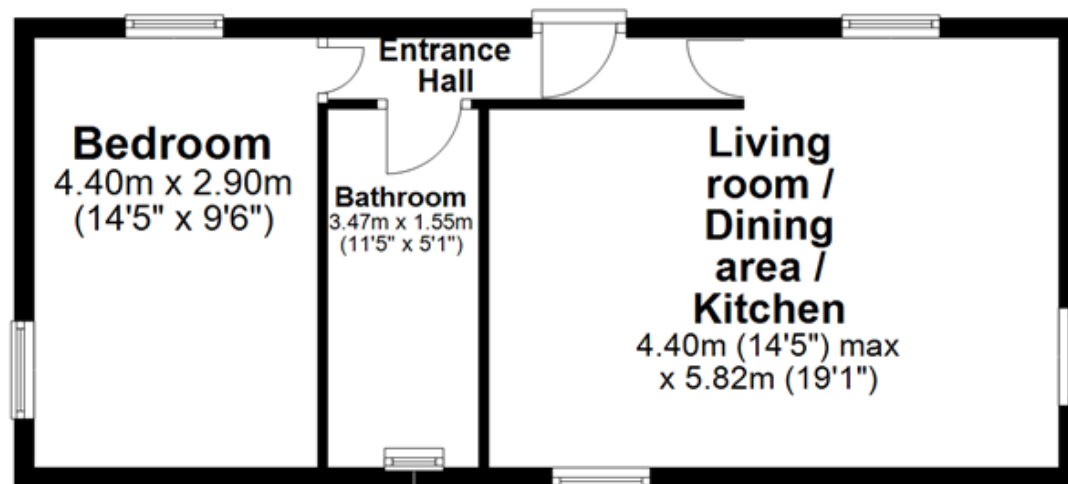
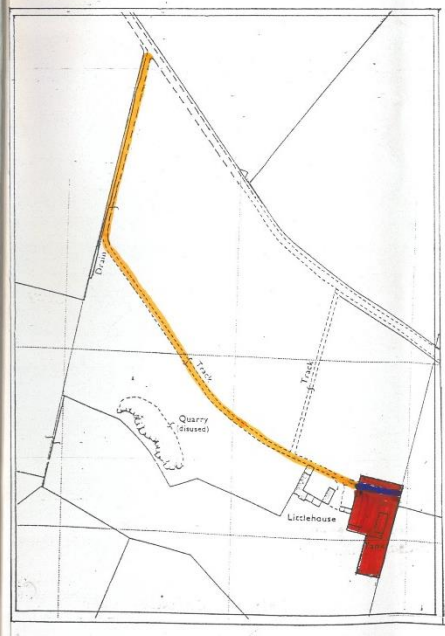
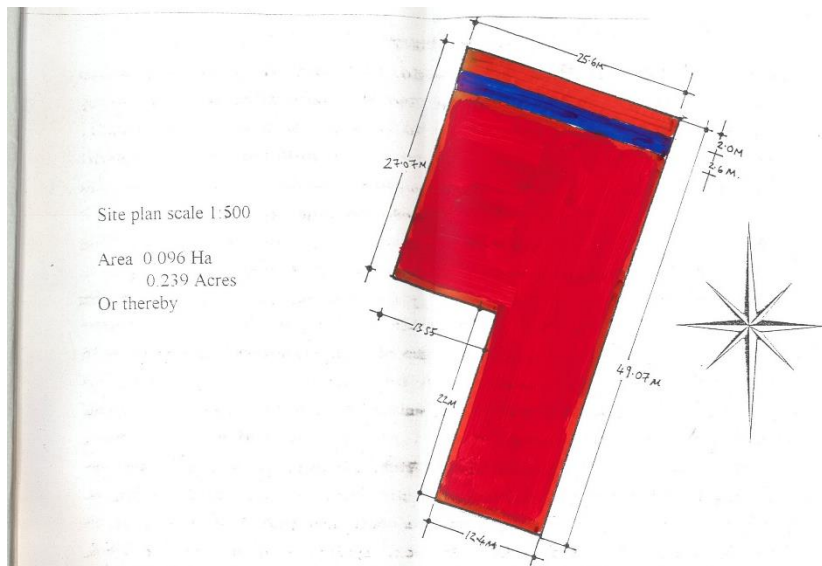
- Traditional cottage requiring extensive modernisation
- Property not lived in since c1994
- Former fire-place in bedroom
- Neighbouring land-owner has a right of access through the garden, as highlighted in blue on the title deed plan
- Shared access track leads from the public road to Littlehouse
- Mains electricity, water and telephone have previously been connected to the house

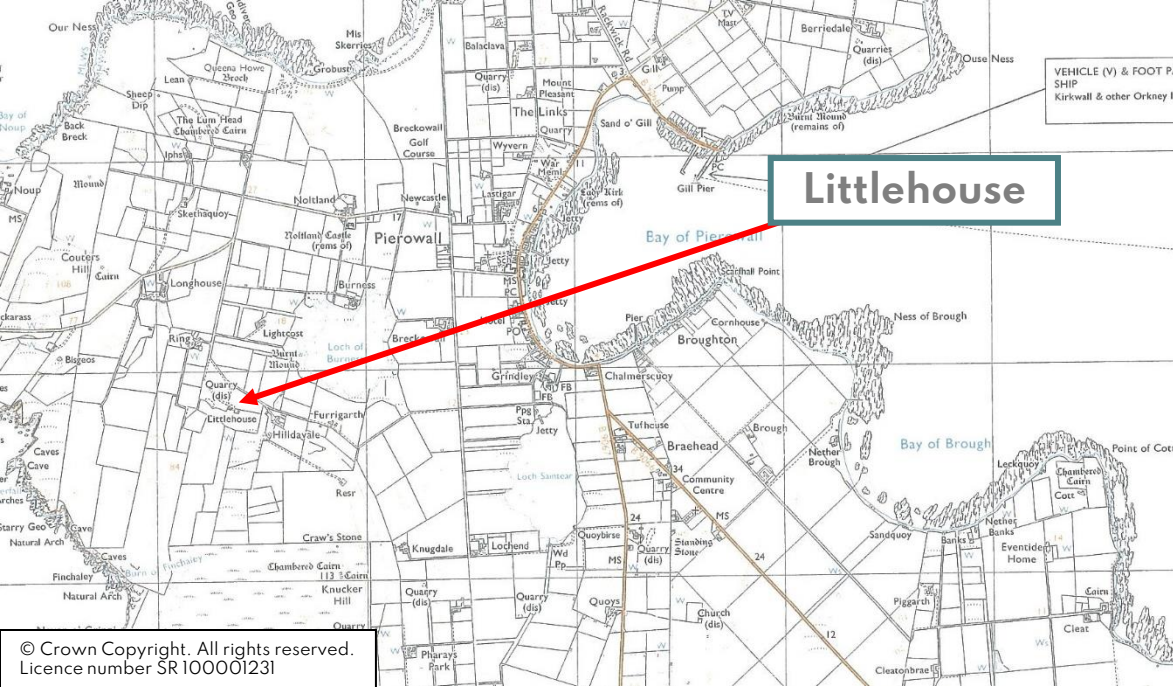
LOCATION

Littlehouse is situated on the island of Westray, one of Orkney's outer north isles. The amenities on the island include primary and junior secondary schools, shops, post office, churches and hotel.

Westray is connected to the Orkney mainland by scheduled ferry and plane services.







SERVICES – Mains water and electricity previously connected to the property. Private septic tank.

COUNCIL TAX BAND – The Council Tax Band will be assessed by the Orkney Joint Valuation Board when the property is liveable.

ENTRY – By arrangement.

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

PRICE – Offers Over £50,000.

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

Lows Solicitors – Estate Agents
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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.