



# Velzian Cottage,

Rendall, KW17 2EZ

OFFERS OVER £155,000





Velzian Cottage is a well-presented one bedroom cottage enjoying a beautiful panoramic view across farmland to the sea. The attractive property is set in a large garden and offers the opportunity to extend subject to the necessary planning consents.

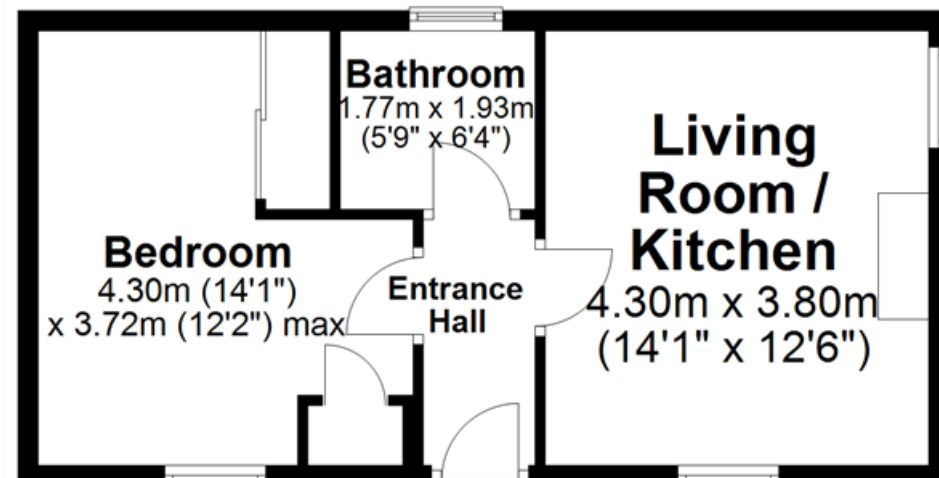
The open plan, dual aspect, living room/dining/kitchen features modern fitted kitchen units and a multi-fuel stove set in a feature fire-place. The bathroom has a 3-piece suite with shower over the bath and the large bedroom has a built-in and a fitted wardrobe. There are uPVC framed double glazed windows and electric underfloor heating in the bedroom and living room/dining/kitchen. The large garden has lawn, sheltered seating area, trees and bushes, together with a garden shed and parking area to the side.

- Electric under floor heating in living room/dining/ kitchen and bedroom
- UPVC framed double glazed windows
- Multi-fuel stove in Living area
- Modern fitted kitchen
- Bathroom with shower over bath
- Built-in and fitted wardrobe in bedroom
- Garden shed. Parking at side of house
- Enjoys beautiful sea views

## LOCATION

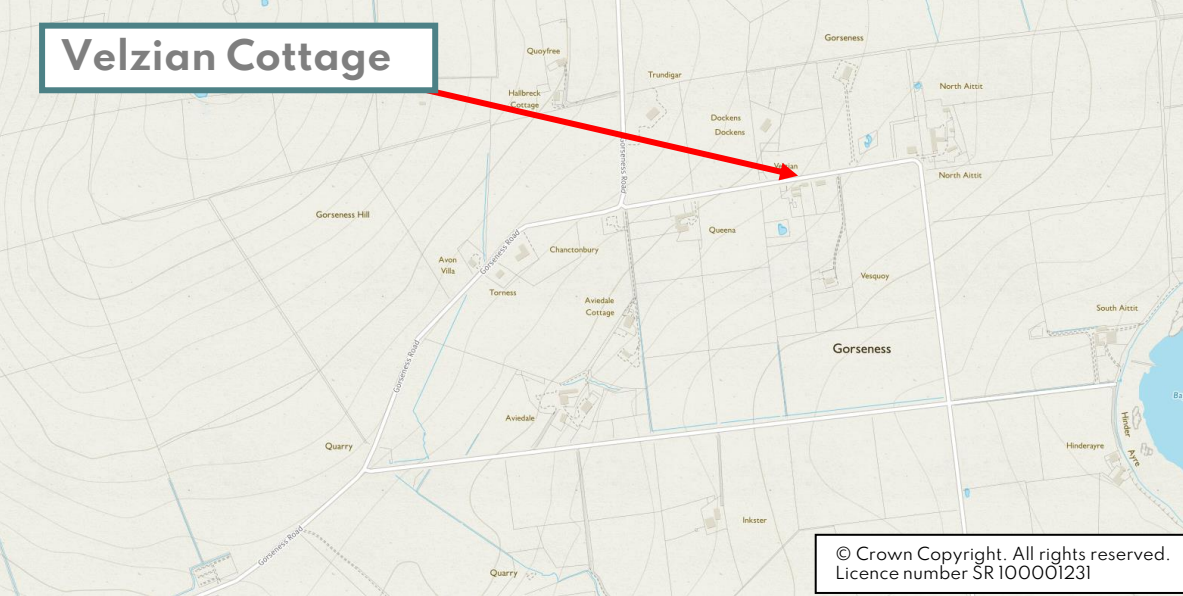
Velzian Cottage is located approximately 12 miles from Kirkwall







# Velzian Cottage



**SERVICES** – Mains water & 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 D.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, cooker, fridge and garden shed are included in the sale price.

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

**PRICE** – Offers Over £155,000.

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

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W:  
[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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## EJT

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. 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.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.