



Rose Cottage,

Stronsay, KW17 2AN

OFFERS OVER £135,000





Rose Cottage is a spacious 2 bedroom detached dwellinghouse enjoying a beautiful sea view. The substantial property has a large rear garden, and the sale includes a 2-berth caravan.

There is electric storage and panel heaters together with Velux and uPVC framed double glazed windows.

The first floor living room has a multi-fuel stove sitting on a stone hearth. The kitchen features an oil-fired Rayburn, fitted cupboards and a dining area.

There is a 3-piece bathroom suite with an electric shower over the bath. Bedroom 2 is on the ground floor and bedroom 1 on the first floor.

There is a store adjoining one side of the house. To the rear there is a parking area, lawn, trees and bushes.

- Electric storage and panel heaters
- Velux and uPVC framed double glazed windows
- First floor living room with multi-fuel stove
- Kitchen with oil-fired Rayburn, dining area and fitted cupboards
- Electric shower over bath
- 2-berth caravan included in sale

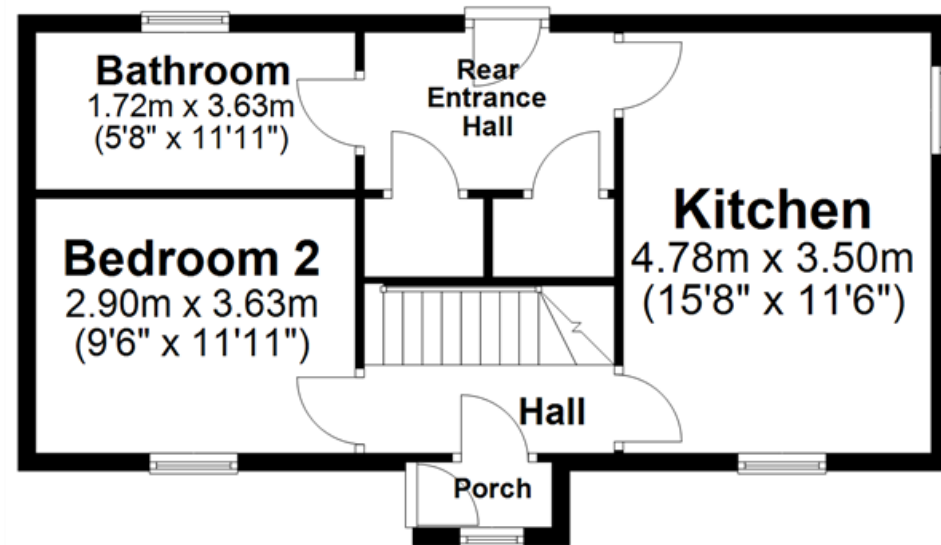
LOCATION

Rose Cottage is situated on Stronsay, one of Orkney's outer north isles. The island's amenities include primary and junior secondary schools, shops and a hotel.

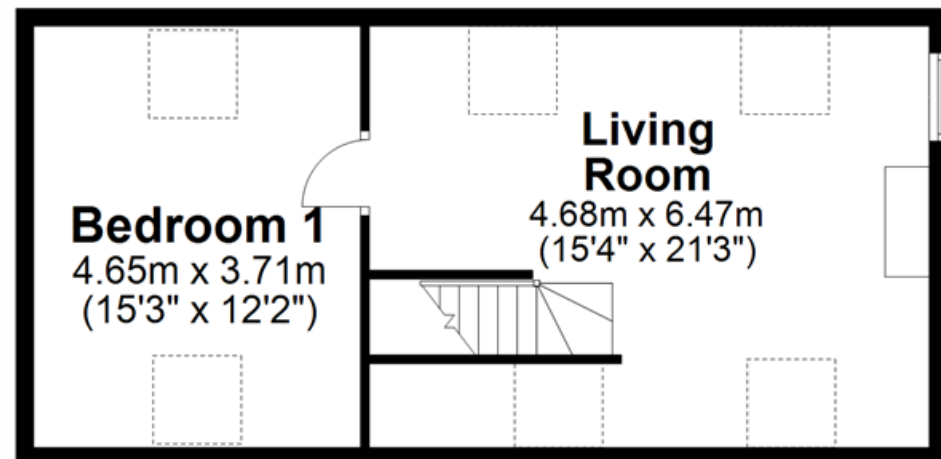




Ground Floor



First Floor







Rose Cottage

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SERVICES – Mains water & electricity.

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 F.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, white goods single bed, garden shed and caravan are included in the sale price..

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

PRICE – Offers Over £135,000.

Further enquires 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.