



# IVY COTTAGE,

Finstown, KW17 2EG

OFFERS OVER £135,000



Ivy Cottage is a 2 bedroom detached bungalow situated in the heart of the village. The attractive property has a large mature garden with lawn, trees and bushes.

Ivy Cottage has UPVC framed double glazed windows and electric Dimplex Quantum heaters and panel heaters.

The living room has a multi-fuel stove sitting on a stone hearth and 2 shelved alcoves with cabinets beneath. There are fitted kitchen cupboards incorporating plumbing for a washing machine.

The shower room has an electric shower and both bedrooms have a panel heater.

A roofless store adjoins one side of Ivy Cottage.



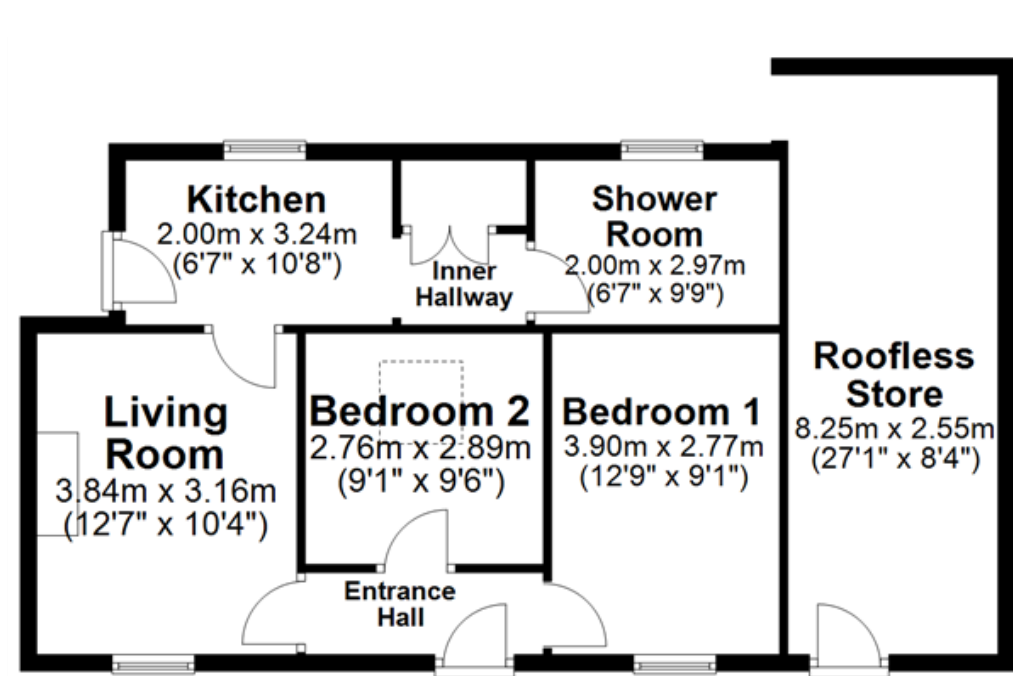
- UPVC double glazed windows
- Electric Dimplex Quantum storage heaters and panel heaters
- Multi-fuel stove in living room
- Kitchen with plumbing for a washing machine
- Shower room with electric shower
- Panel heater in both bedrooms
- Roofless store adjoins one side of the house
- Large mature rear garden with lawn, trees and bushes

## LOCATION

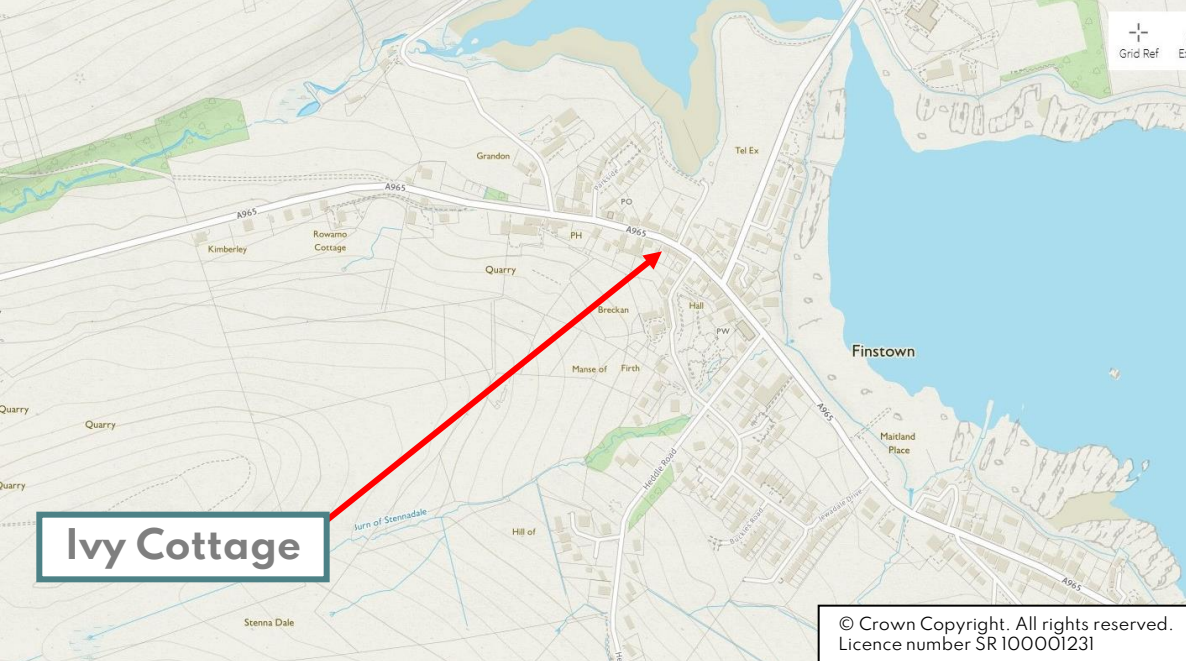
Ivy Cottage is situated in the picturesque village of Finstown. The local amenities include a shop, post office, garage, public house and primary school. There is a regular bus service to and from both Kirkwall and Stromness.











**SERVICES** – Mains services.

**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 E.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings are included in the sale price

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

**PRICE** – Offers Over £135,000.

**Further enquiries 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  
W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

**rightmove**   
find your happy

**EJT**

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.