



The Cottage, Snelsetter

Longhope, KW16 3PA



OFFERS OVER £195,000



The Cottage is a well-presented 2 bedroom dwellinghouse offering an outstanding panoramic sea view. The attractive cottage is set in a large garden and close to a coastal path. There is air to water central heating and uPVC framed double glazed windows. The spacious living room has a multi-fuel stove set on a flagstone hearth. The large kitchen which has space for a dining table and chairs has modern fitted units with integral appliances. The shower room has a walk-in shower cubicle and both bedrooms have a built-in wardrobe. To the front of the house is a walled garden and to the side a garage and garden store. The garden also extends to the sides and rear.

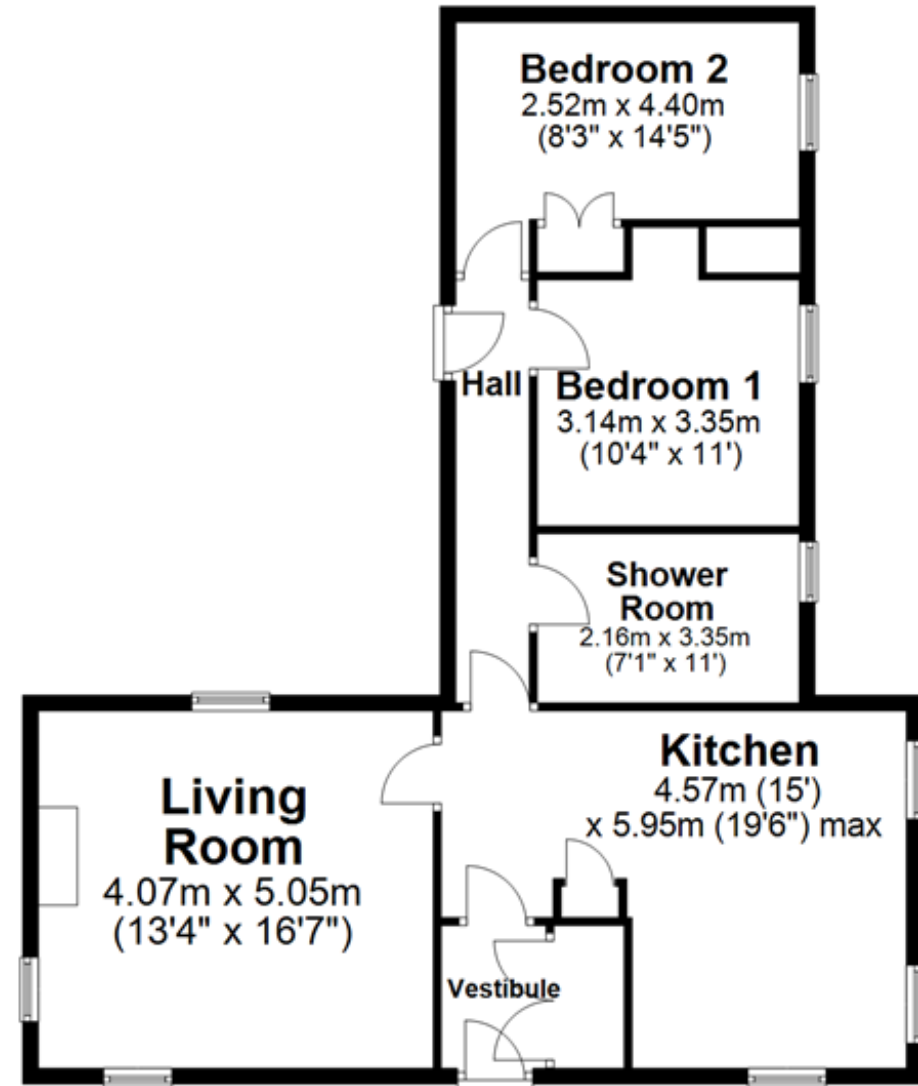


- Air to water central heating with radiators in most rooms
- uPVC framed double glazed windows
- Multi-fuel stove in living room
- Spacious kitchen with dining area and integral hob, oven and cooker hood
- Walk-in shower
- Built-in wardrobe in both bedrooms
- Garage and garden store
- Garden to front, rear and sides

LOCATION

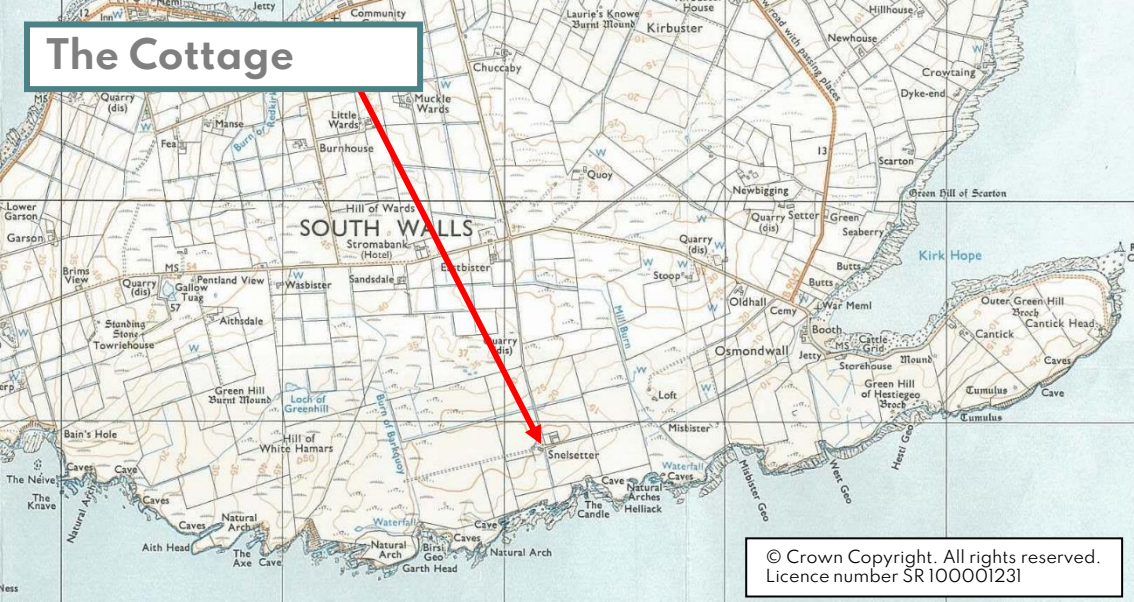
The Cottage is situated on Hoy, one of Orkney's south isles. The islands amenities include a primary schools, shop and hotels.







The Cottage



SERVICES – Mains water & electricity. Shared 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 are included in the sale price.

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

PRICE – Offers Over £195,000.

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

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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.