



Hillcrest, extending to 1.15 acres or thereby,
Stronsay, KW17 2AE

OFFERS OVER £175,000



Hillcrest is a 3 bedroom detached dwelling house with outbuildings, all set in approximately 1.15 acres. The attractive property enjoys views to the rear across farmland to the sea.

The house has uPVC framed double glazed windows and oil heating with the range in the dining room feeding 3 radiators. The spacious living room has a tiled fireplace and picture rail. The kitchen has fitted units, and the shower room has a walk-in shower cubicle.

Bedroom 1 is on the ground floor with bedrooms 2 and 3 on the first floor.

The outbuildings include a workshop with store, together with a large shed and connected garage. The shed has double doors accessed from the field.

The garden ground extends around the house, along with the adjoining land to the rear.

- uPVC framed double glazed windows.
- Fireplace in the spacious living room.
- Oil-fired range in dining room feeds 3 radiators.
- Walk-in shower cubicle.
- Large Shed (11.5m x 5.6m) has 2 sets of sliding doors and connected garage 4.4m x 3.9m.
- Workshop (7.4m x 4.9m) & store 5.1m x 4m.
- Garden and field.

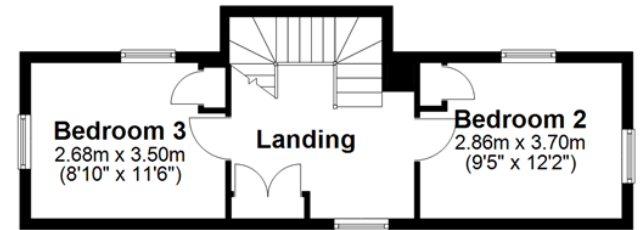
LOCATION

Hillcrest is situated on the picturesque island of Stronsay where there is a primary and secondary school, shops and hotel. The island is connected to the Orkney mainland by ferry and air services.

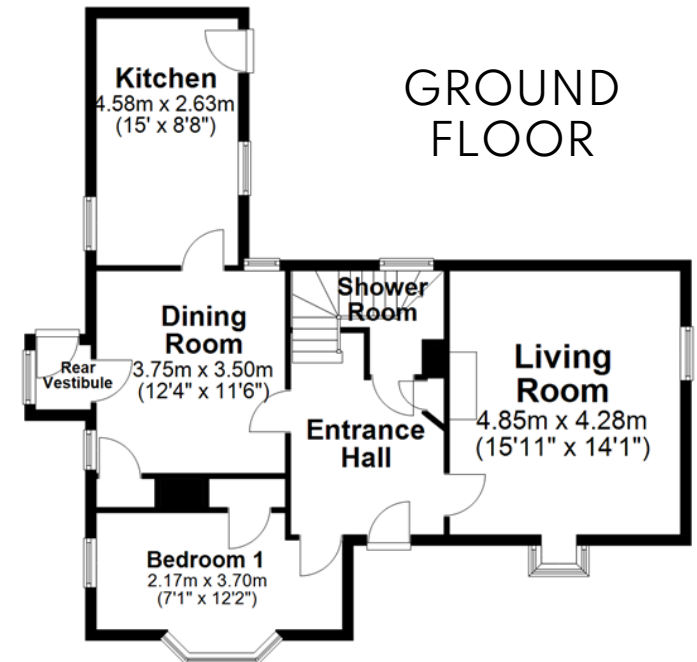




FIRST FLOOR



GROUND FLOOR





SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band G.

FIXTURES AND FITTINGS – The contents of the property, at the date of sale, are included in the sale price.

ENTRY – By arrangement.

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

PRICE – Offers Over £175,000

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.

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.