



**Villasquoy,**  
Stenness, KW16 3EZ

**FIXED PRICE £380,000**





Villasquoy is a substantial 4 bedroom detached dwellinghouse offering a high standard of family accommodation. The attractive property enjoys a beautiful panoramic sea view from its elevated position and has a large garden.

The layout is designed so a 2 bedroom self-contained annexe can be created if the owner wishes to offer holiday accommodation. Interested parties should note that they will require a license from the OIC before they can offer holiday lets.

The first floor living room has a balcony to fully enjoy the views and both the living room and dining room have enclosed fires. The living room/kitchen has floor to ceiling windows and sliding doors to the front.

The main kitchen has integral appliances and space for a breakfast table. The utility room is off the kitchen.

There is an office, bathroom and bedroom 2 on the ground floor with the master bedroom, with en-suite, off the landing which leads to the living room.

Bedrooms 3 and 4 together with a shower room are on the first floor above the living room/ kitchen.

The garden includes a large driveway with turning area, lawn, trees, bushes and garden shed.

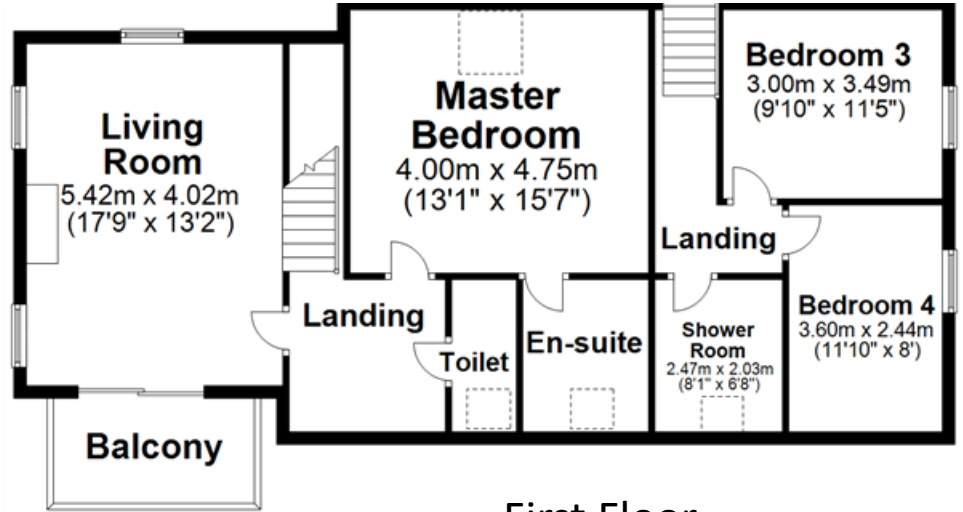
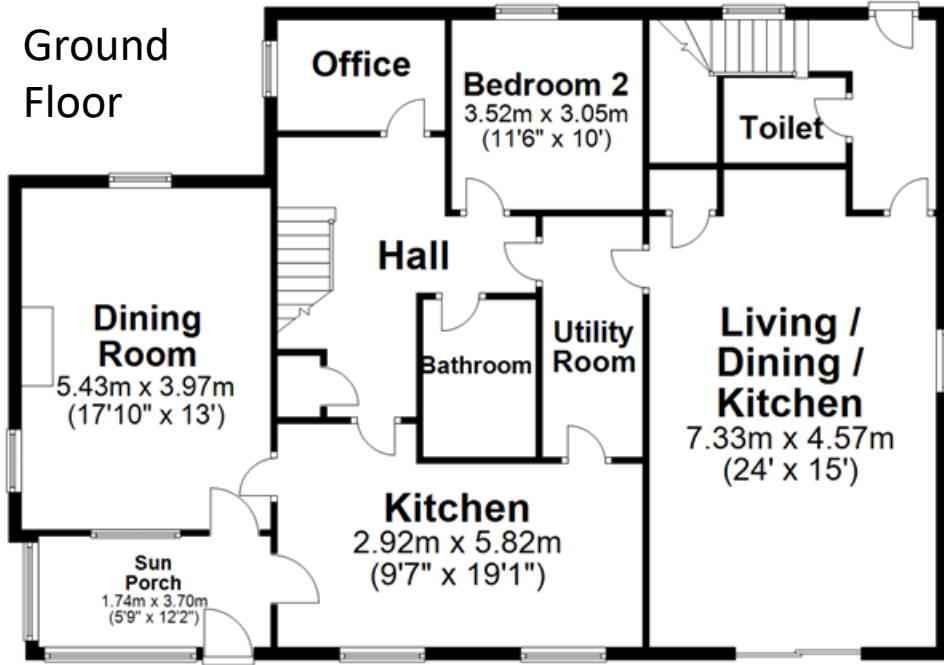
- Electric storage and panel heaters
- uPVC framed double glazed windows
- Spacious accommodation with option to create two-bedroom annexe
- Outstanding panoramic views from elevated position

## LOCATION

Villasquoy is situated proximately 1 mile from the Stenness community school, 5 miles from Stromness and 12 miles from Kirkwall.



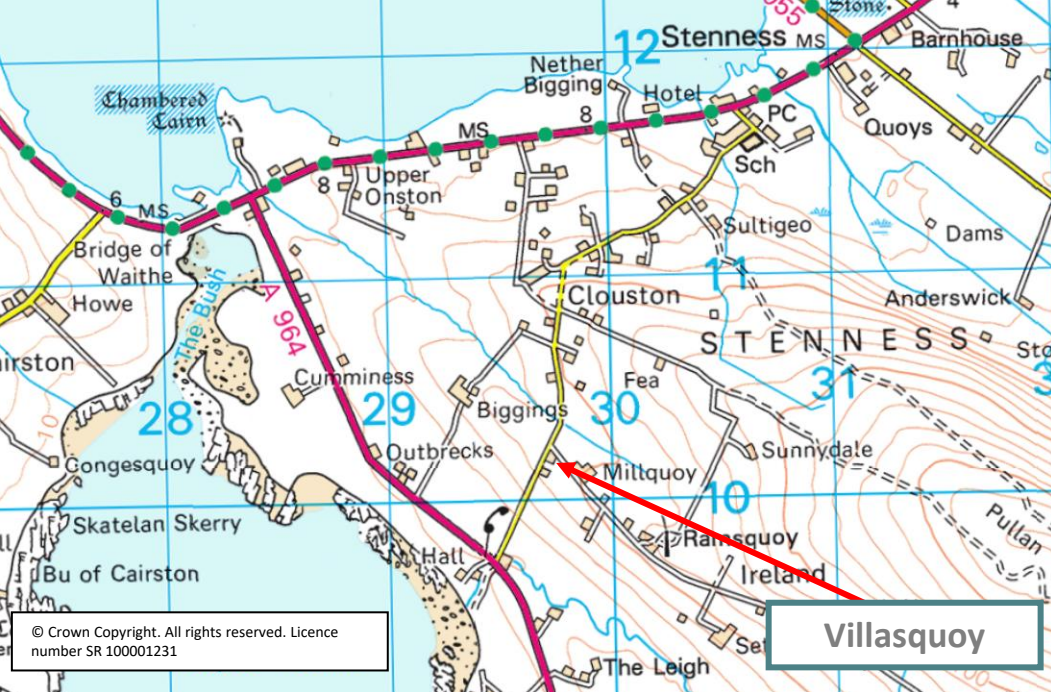
Ground Floor



First Floor







Villasquoy

**SERVICES** – Mains water and electricity. Private septic tank.

**COUNCIL TAX BAND** – Band E. 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 and blinds are included in the sale price.

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

**PRICE** – Fixed Price £380,000

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

Lows Solicitors – Estate Agents  
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**ETCN**

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.