



Rowandale & Rowan Cottage



Finstown, KW17 2EJ

 4 Bed

 3 Bath

 3 Public



TAKE A LOOK INSIDE

Rowandale is a 4 bedroom detached flogstad, together with a 2 bedroom 4 star self-catering property, set in an elevated position, enjoying beautiful sea views over the bay, Finstown village and the west mainland countryside.

The attractive property sits in a large garden, alongside a detached garage and a workshop.

KEY FEATURES OF ROWANDALE

- Wood framed double glazed windows
- Air to air source heating
- Thermal solar panels with a Renewable Heat Incentive (RHI) of approx. £80 every quarter
- Living room/dining room with access out to verandah
- Kitchen/family room with breakfast bar and integral appliances
- Utility room
- Office
- Bedroom 2 on ground floor
- Sun room with multi fuel stove
- Bathroom with 4 piece suite
- Lounge on first floor, along with shower room, master bedroom with en-suite and bedrooms 3 and 4
- Large garden with patio and decking
- Double garage with workshop



KEY FEATURES OF ROWAN COTTAGE

- Wood framed double glazed windows
- Quantum Dimplex electric heating
- Open plan living room/dining/kitchen
- Shower room
- 2 double bedrooms
- Decked area for alfresco dining
- All contents of the cottage will be included in the sale price
- Current owners benefit from 100% small business rates relief
- Bookings from Mar – Oct 2026

Offers Over £495,000

An exceptional, energy efficient, elevated home with panoramic views and income potential.

Rowandale is a thoughtfully designed 4 bedroom detached fjogstad, which is complemented by Rowan Cottage, a successful and well-equipped 2 bedroom self-catering property; together the properties form a rare and highly versatile lifestyle opportunity.

Set within generous garden grounds, the properties are ideally suited as a substantial family home with income opportunity for those seeking space, scenery and flexibility in a desirable location.

Rowandale provides welcoming, generous and adaptable accommodation over two floors.

Rowan Cottage will be sold fully furnished, allowing immediate continuation of holiday letting.

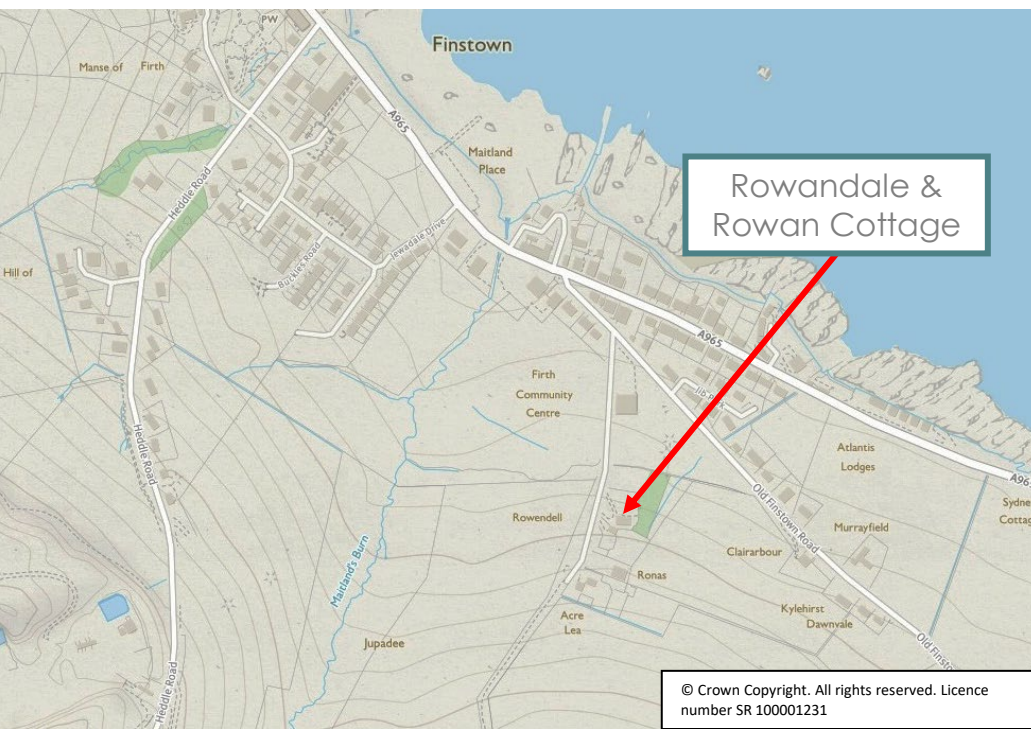
Trading accounts are available to interested parties.







 **LOW'S**



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EXTRAS

All floor coverings, curtains and blinds for Rowandale will be included in the sale price.

Rowan Cottage will be sold fully furnished.

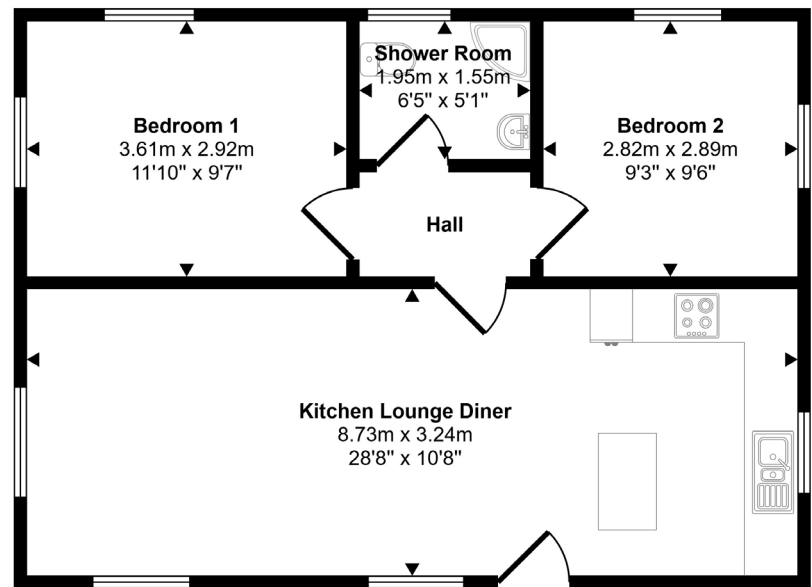
LOCATION

Situated in the heart of Finstown, Rowandale & Rowan Cottage enjoy a peaceful village setting with convenient local amenities including a primary school, shop, post office and regular bus services.

The location offers easy access to Stromness, Kirkwall and St Margaret's Hope, making it ideal for both commuting and island living.

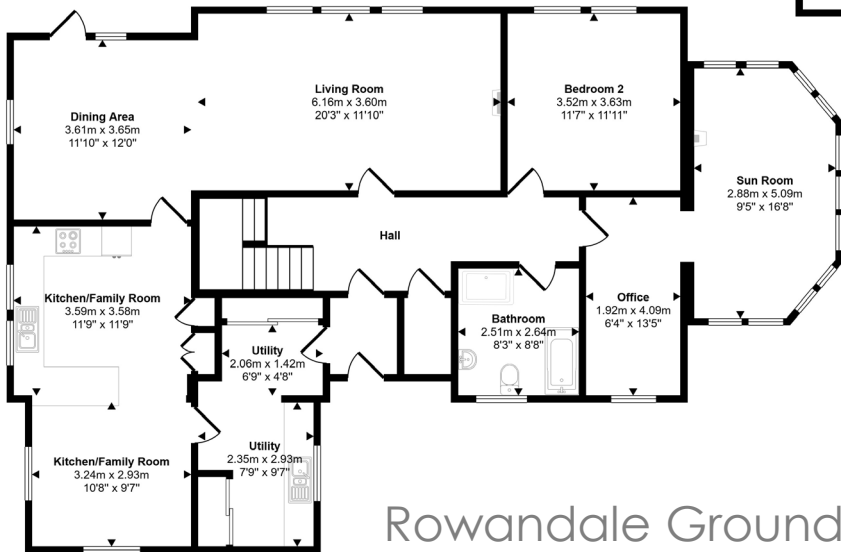
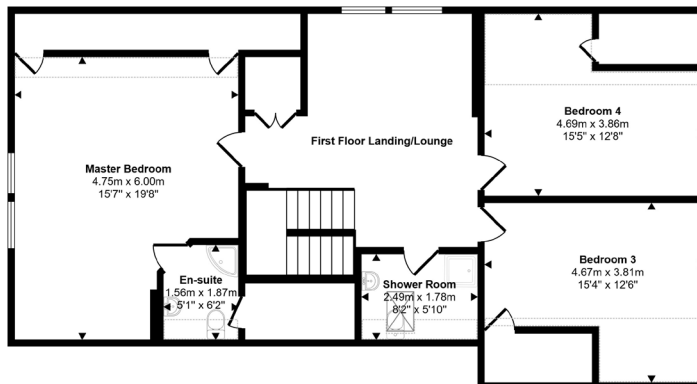
What3words : [///filer.intricate.universe](https://www.what3words.com/#!/filer.intricate.universe)





Rowan Cottage

Rowandale First Floor



Rowandale Ground Floor



Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.



Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Telephone Private Septic Tank Broadband Speed – 36 Mbps Mobile Network – Vodafone, EE & O2	Rowandale – E Rowan Cottage Rateable Value - £4,800	Rowandale – D Rowan Cottage - C	Flexible

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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.