



Smithy Cottage

Finstown, KW17 2EG



 2 Bed

 2 Bath

 2 Public



TAKE A LOOK INSIDE

Smithy Cottage is a charming two-bedroom property situated in the village of Finstown, offering spacious accommodation over two floors with two public rooms. The property features a welcoming living room with an open fire, a separate dining room, and a kitchen/diner with access to the rear garden. There is also a utility/kitchen area, a shower room and a bathroom with shower over the bath. Outside there is parking in front of the house and a mature rear garden.

To be sold as seen - no warranties or guarantees will be given.

KEY FEATURES

- Wood framed and UPVC double glazed windows
- Electric storage heating
- Open fire in living room
- Bedroom 1 has a dual aspect
- Utility/kitchen
- Dining room/living room
- Shower room
- Kitchen/diner with access to rear garden
- Bathroom with shower above bath
- Parking to front of house
- Mature garden to rear with trees and bushes



Offers Over £155,000

The property benefits from two bedrooms, with the first bedroom enjoying a dual aspect, allowing natural light to enter from two directions. The bathroom facilities comprise a separate shower room and a further bathroom fitted with a shower over the bath.

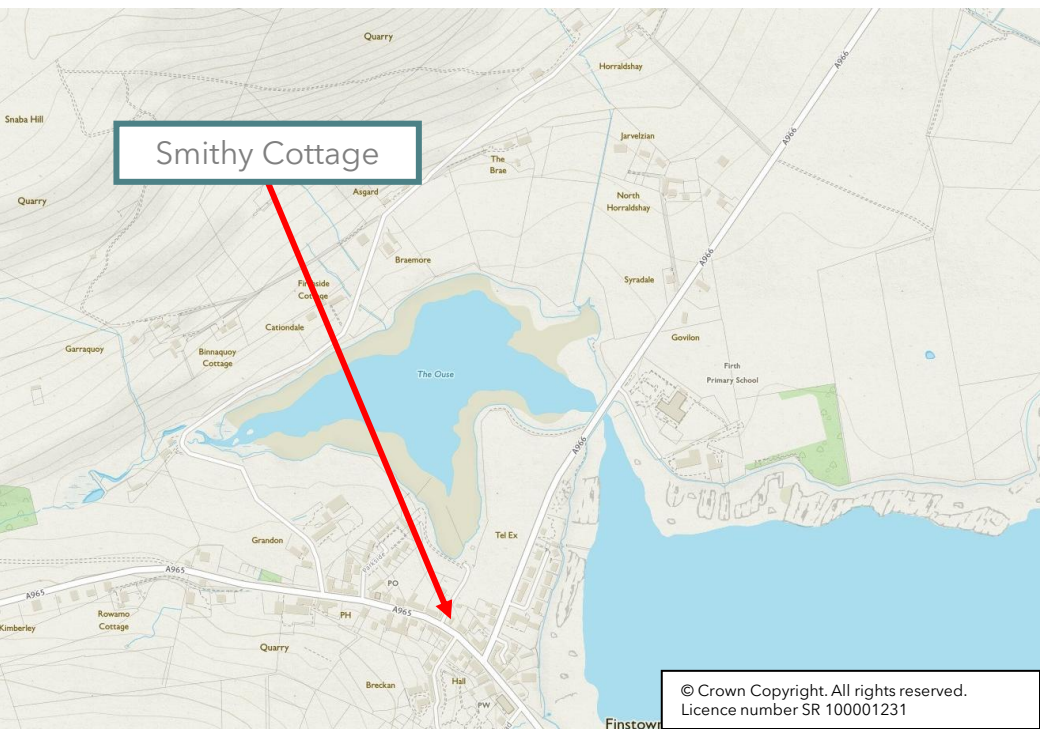
Externally, Smithy Cottage enjoys parking to the front of the property, while the rear garden is a particularly appealing feature. Mature trees and established bushes create a pleasant outdoor setting, providing space to enjoy the garden and its established greenery.

Further benefits include electric storage heating and a combination of wood-framed and uPVC double-glazed windows. Offering well-proportioned accommodation, two public rooms and a mature garden, Smithy Cottage presents an opportunity for purchasers seeking a home in Finstown. To be sold as seen - no warranties or guarantees will be given.

EXTRAS

The contents of the house are included in the sale price.





LOCATION

Finstown is a charming village situated on the Mainland of Orkney, nestled alongside the picturesque Bay of Firth. Ideally positioned approximately midway between Kirkwall and Stromness, the village offers a peaceful setting with convenient access to the amenities and services of both towns.

The village has a welcoming community atmosphere and a range of local facilities, including a shop, post office, pub, petrol station, garage and primary school. Regular bus services connect Finstown with Kirkwall, Stromness and surrounding areas, making it a convenient location for commuters and those wishing to explore the wider Orkney Mainland.



What3words : ///petrified.performs.sweat



Thinking about selling?

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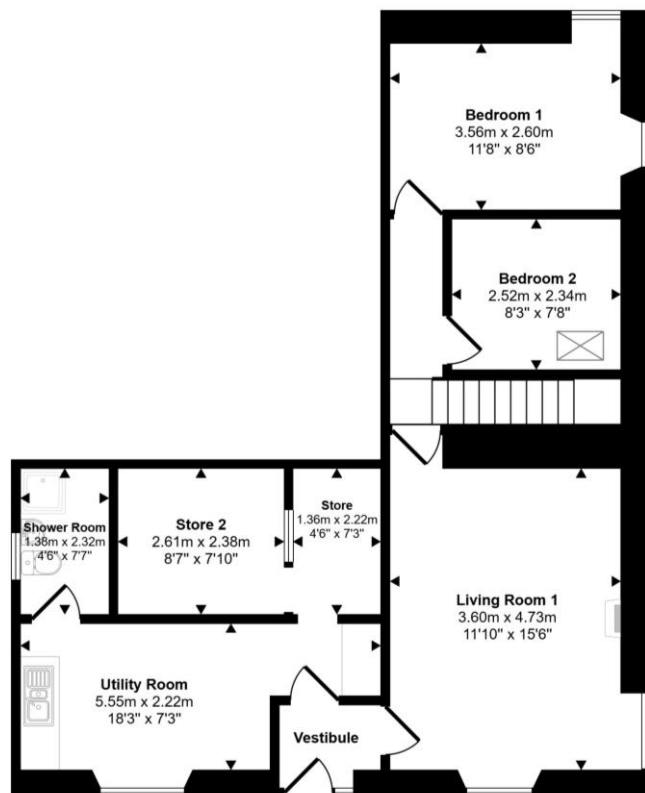


Viewing

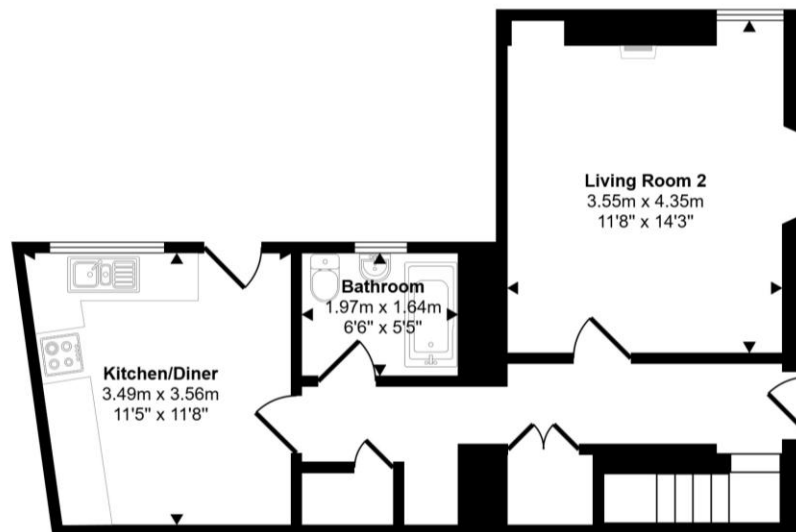
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor



Lower Ground Floor

Services	Council Tax Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed - 71 Mbps Mobile Network - Vodafone, O2, Three & EE	D	F	Flexible