



Offers over £185,000

Tirlot
Rousay, KW17 2PR

Harcus.



Offered for sale is this striking glass fronted three bedroom, two bathroom property offering beautiful views. Tilot comes with a workshop, large detached garage with an adjoining greenhouse all set within approximately 1.5 acres.

Situated in a lovely rural location and enjoying wonderful views on the picturesque island of Rousay, brimming with many places of archaeological interest and bird watching opportunities and has excellent connections to the mainland by a roll-on, roll-off ferry service.

Accommodation comprises of Entrance Porch, Hallway, Living room, Kitchen, Shower room, three Bedrooms and an En-suite Bathroom.

 **3 bedrooms**

 **2 bathrooms**

 **1 Public room**

Living room

8.2m x 4.6m (26ft 10" x 15ft 1")

The fully glazed feature wall to the front offers fantastic views and a wonderful flow of light. With wood flooring and an elevated seating area taking full advantage of the views. Multi-fuel stove set on a stone hearth.





Kitchen

6.8m x 3.3m (22ft 3" x 10ft 9")

Spacious kitchen fitted with a range of wood units at floor and eye level and a worktop space. Integrated eye level oven, microwave, gas hob with an extractor hood. Ample space for a table and chairs. Wood flooring.





Bedroom 1

5m x 3.35m (16ft 4" x 10ft 11")

This spacious double bedroom overlooks the living room and has a mezzanine to the large glazed front. Carpeted and with a vaulted ceiling.

En-suite Bathroom

3.3m x 3m (10ft 9" x 9ft 10")

Comprising of a bath, shower, W.C. and a wash hand basin. Vinyl flooring and a window to the rear. Heated towel rail.



Bedroom 1



En-suite Bathroom

Bedroom 2

3.2m x 4m (10ft 6" x 13ft 1")

This bright double bedroom is carpeted and with neutral decor. Accessed from the kitchen and the shower room.

Shower room

3.2m x 2.4m (10ft 6" x 7ft 10")

Comprising of a shower, W.C. and a wash hand basin. Plumbed for a washing machine. Heated towel rail. Jack and Jill doors to the hallway and bedroom 2.

Bedroom 3

3.8m x 2.6m (12ft 5" x 8ft 6")

Carpeted and with neutral decor. Window to the rear and one to the side.



Bedroom 2



Shower room



Bedroom 3



Workshop

4.4m x 2.3m (14ft 5" x 7ft 6")

With power and lighting. Accessed from the property.

Garage

11.6m x 7.2m (38ft x 23ft 7")

With a large vehicular entrance door and windows.

Access to the greenhouse.

Greenhouse

5m x 3m (16ft 4" x 9ft 10")



Garage

Outside

A driveway leads to the property and to the garage.
The grounds are mainly laid to lawn with a pond.



Tirlot has wooden double glazed windows. Air to air heat pump to the living room/kitchen. Multi-fuel stove. Solar roof panels and solar hot water tubes.

Services

Mains electricity, Private Septic tank, Private bore hole.

Council Tax

Band B. This may be reassessed when the property is sold.

Energy Performance Rating

Band C

Entry

By arrangement.

Fittings & fixtures

All floor coverings, blinds and light fittings are included in the sale.

Price

Offers over £185,000

Interested parties

Please note your interest to Harcus Law.

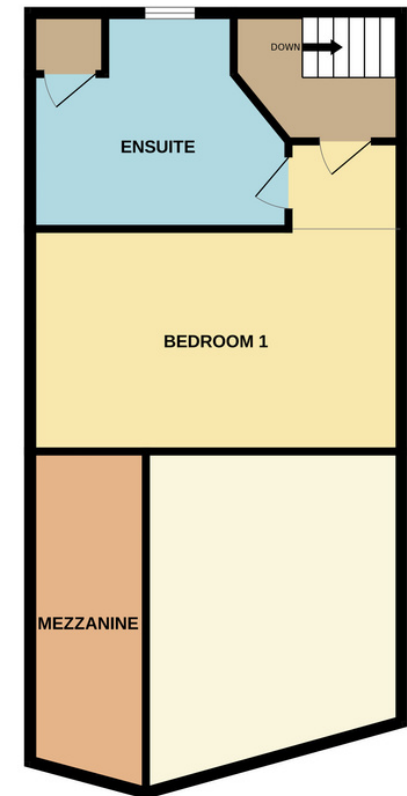
Offers

Written offers should be submitted to Harcus Law

Ground floor



Upper floor





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13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:
Monday to Friday 09:00 - 17:00
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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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