



O.I.R.O. £165,000

Tirlot
Rousay, KW17 2PR

Harcus.



Available for purchase is this stunning glass-fronted property featuring three bedrooms and two bathrooms, showcasing breathtaking views. Tilot includes a spacious detached garage, with an attached greenhouse, all situated in approximately 1.5 acres of land.

Situated in a charming rural area, this property offers breathtaking views on the scenic island of Rousay, which is rich in archaeological sites and excellent birdwatching opportunities. It boasts convenient access to the mainland via a roll-on, roll-off ferry service.

The accommodation includes an Entrance Porch, Hallway, Living Room, Kitchen, Shower Room, three Bedrooms, and an En-suite Bathroom.

Please note that the property is not considered a suitable security for mortgage purposes.



3 bedrooms



2 bathrooms



1 Public room

Living room

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

The expansive glazed feature wall at the front provides stunning views and allows an abundance of natural light to fill the space. Complemented by wooden flooring and a raised seating area that maximizes the scenery, this setting also includes a multi-fuel stove positioned on a stone hearth.



Living room



Kitchen

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

This generously proportioned kitchen boasts an array of units, both at floor and eye level, paired with plenty of countertop space. It features an integrated eye-level oven, microwave, and gas hob with an extractor hood, offering ample room for a dining table and chairs. The wooden flooring enhances the warmth of the area.





Bedroom 1



Bedroom 1

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

This spacious double bedroom overlooks the living room and has a mezzanine that opens to the large glass 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.



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")

This room is carpeted and features neutral decor, with one window at the back and another on 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 provides access to the property and the garage. The grounds, predominantly laid to grass, feature a pond and spans roughly 1.5 acres.



Tirlot has wooden double glazed windows.
Air to air heat pump to the living
room/kitchen. Multi-fuel stove.

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

O.I.R.O. £165,000

Interested parties

Please note your interest to Marcus Law.

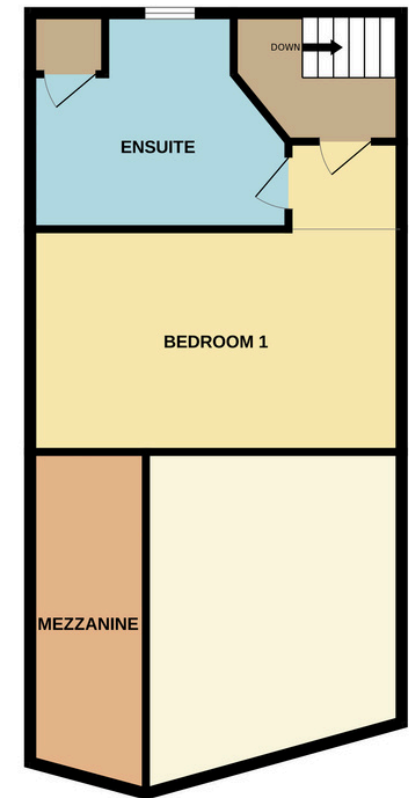
Offers

Written offers should be submitted to
Marcus Law

Ground floor



Upper floor





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Opening hours:
Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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