



Grindally, Rousay, KW17 2PU

Grindally is an attractive 3 bedroom detached bungalow offering a beautiful panoramic sea view from it's elevated position. The spacious property over looks the islands pier and has an integral garage and large garden.

**OFFERS OVER
£185,000**

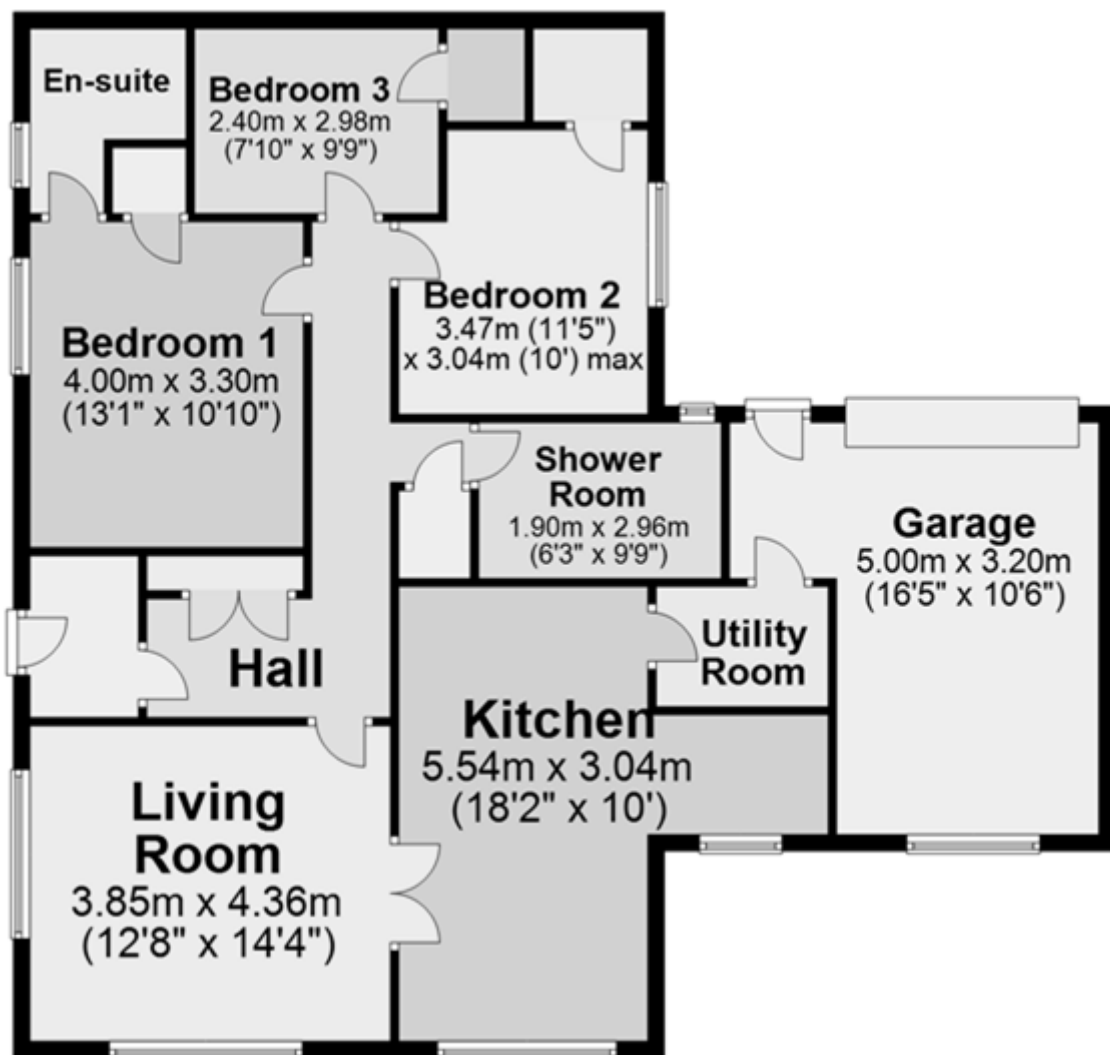


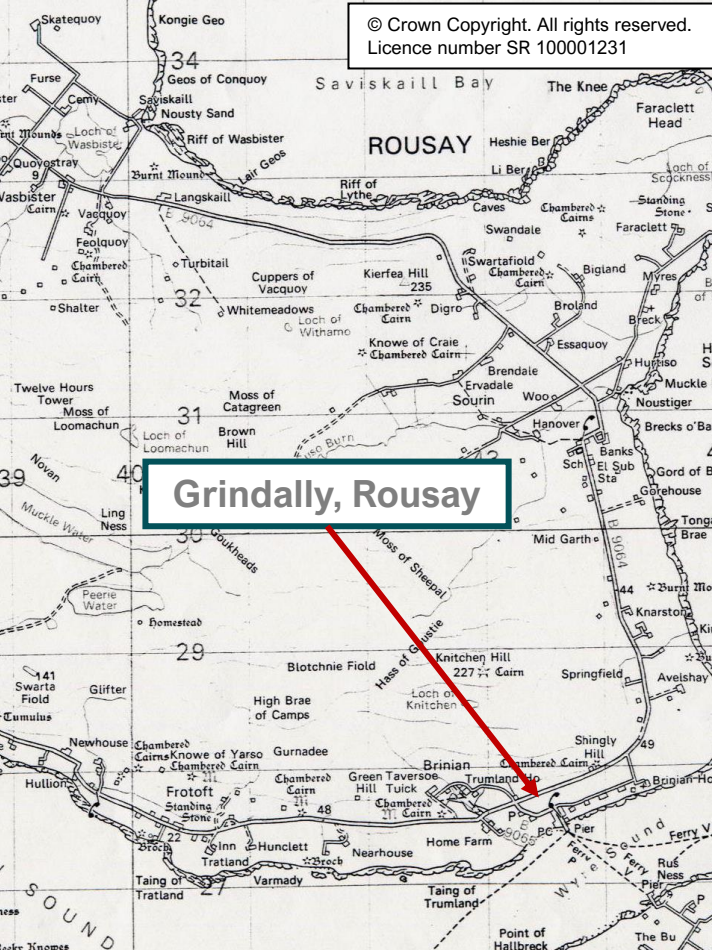
- Oil fired under floor central heating.
- Air source heater in hall.
- Double aspect living room with double doors into dining room.
- Spacious kitchen with dining area.
- Utility room.
- Wet room style shower room.
- Master bedroom with en-suite.
- Built-in shelved cupboard in each bedroom.
- Integral garage.
- Drive and parking area.
- Lawn.



LOCATION

Grindally is situated on the picturesque island of Rousay a short distance from the pier. The island is one of Orkney's inner north isles and is connected to the Orkney mainland by a ferry service. The amenities on the island include a primary school, shop with post office and hotel.





BEDROOM 1 EN-SUITE



SERVICES – Mains electricity. Private water supply. Private septic tank.

COUNCIL TAX BAND - Band C. 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 C.

ENTRY – Early entry available.

FIXTURES AND FITTINGS – All floor coverings are included in the sale price.

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

PRICE – Offers over £185,000.

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

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EJP

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.