



2 Skail Cottage, Westray, KW17 2DN

This spacious 4 bedroom semi-detached house enjoys a beautiful view over farmland to the sea and the neighbouring island of Papa Westray.

The attractive property has an enclosed garden and is within a short walk of the beach.

**OFFERS OVER
£175,000**



- Solid fuel central heating provided by the enclosed fire in the spacious living room.
- UPVC framed double glazed windows.
- Modern kitchen with integrated appliances.
- Bathroom with shower over bath.
- Utility room with plumbing for a washing machine.
- Fitted wardrobes and chest of drawers in bedroom 1.
- Built-in wardrobes in bedrooms 3 and 4 on the first floor.
- Exposed wooden flooring in bedroom 1,2 and 3.
- Garage with electric sectional door.
- Store. Greenhouse.
- Exposed garden with lawn, borders and raised beds.
- Parking to rear extends to garage.

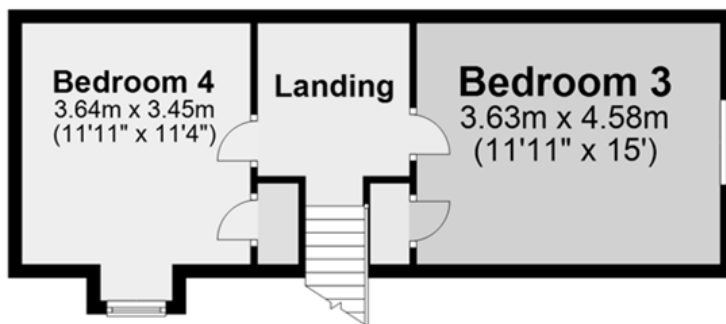


LOCATION

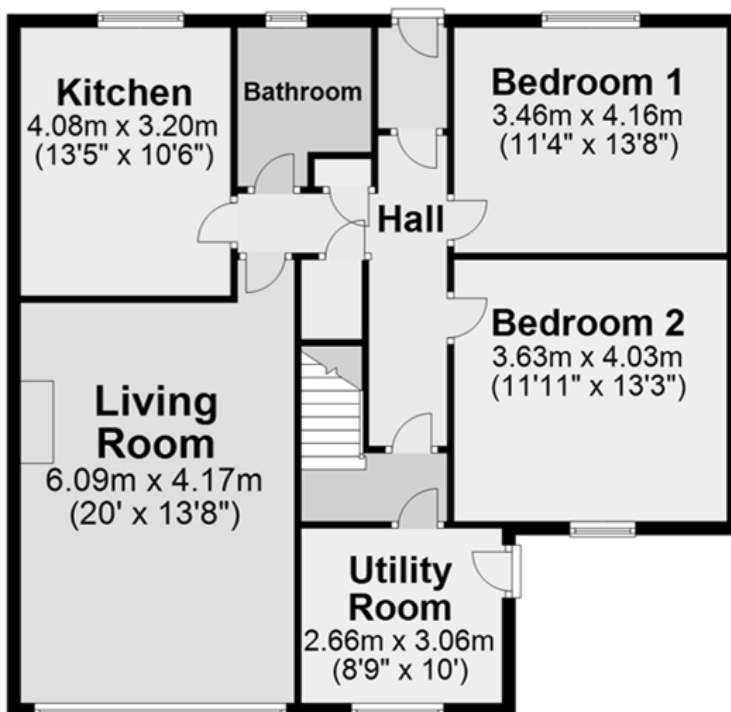
2 Skail Cottage is situated on the picturesque island of Westray, one of Orkney's outer north isles. The amenities on the island include primary and junior secondary schools, shops and hotel together with many beautiful beaches. Westray is connected to the Orkney mainland by scheduled ferry and air services.



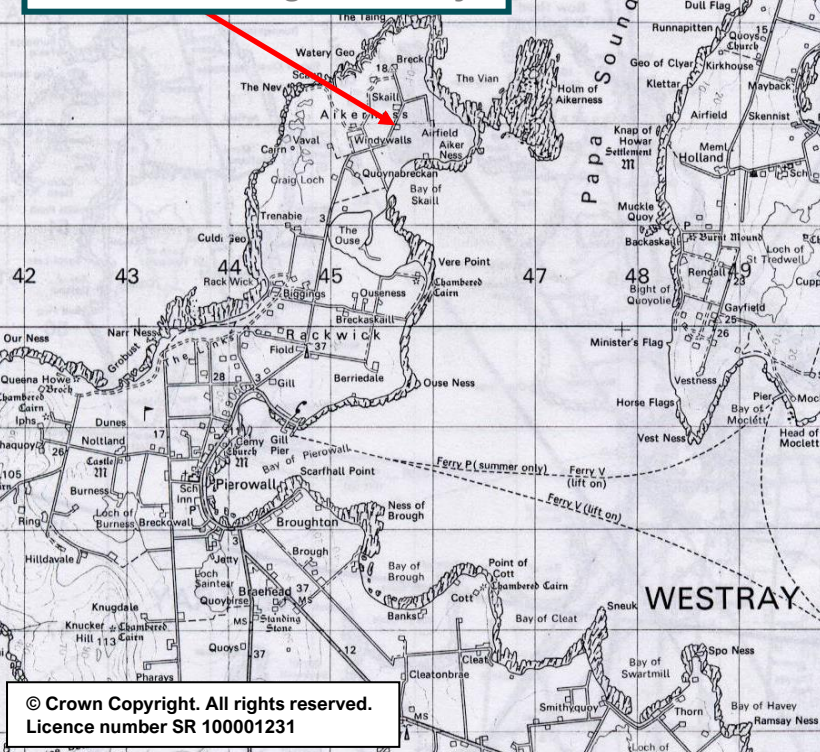
FIRST FLOOR



GROUND FLOOR



2 Skail Cottage, Westray



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BEDROOM 1



BEDROOM 2



BEDROOM 3

SERVICES - Mains water and electricity. 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 E.

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 £175,000

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

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DMNH

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. 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.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.