



**The Mill,**  
Grandon Road, Firth, KW17 2EP

**OFFERS OVER £465,000**





This outstanding 'B' listed former meal mill has been tastefully renovated to the highest standards creating a spacious 3 bedroom dwellinghouse.

The mill workings are visible in the living room and dining area and there is flagstone and Siberian larch flooring.

There is a large detached garage, lawn, young trees, parking area together with a beautiful view across The Ouse.

- Oil central heating.
- Velux and bespoke wooden framed double glazed windows.
- Solid fuel fire in the large first floor living room.
- Spacious dining area open plan with the modern kitchen.
- Well-appointed bathroom with bath and shower cubicle.
- Bedroom 1 on ground floor, Bedroom 2 & 3 on first floor.
- Large garage/workshop with inspection pit and workbench.

## LOCATION

The mill is situated a short distance from the village of Finstown which has a modern primary school, shop, post office and garage.





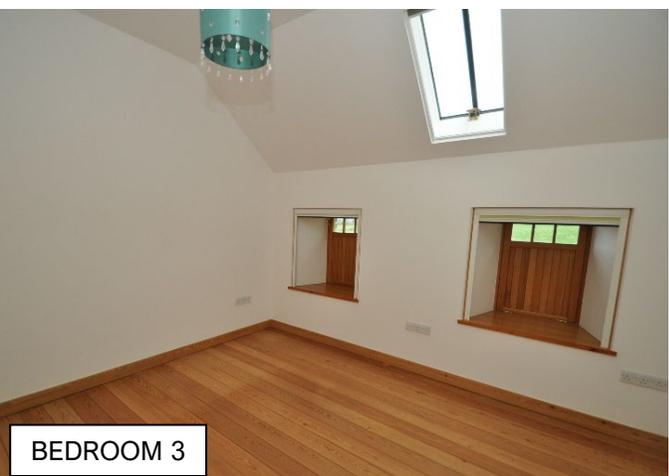
ENTRANCE HALL



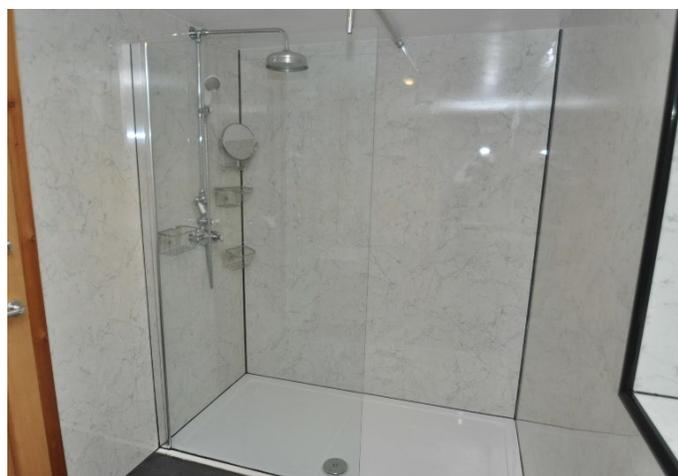
BEDROOM 1

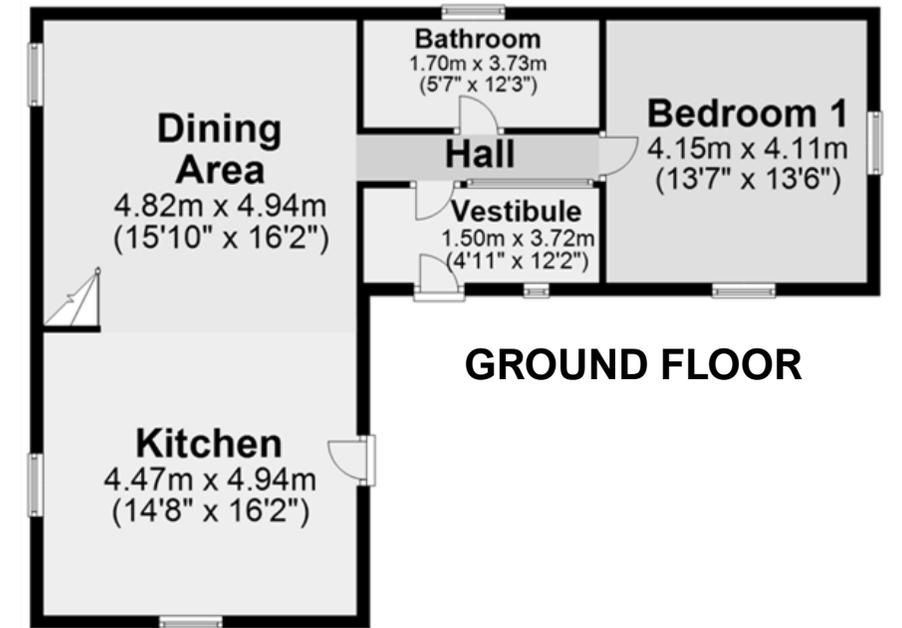
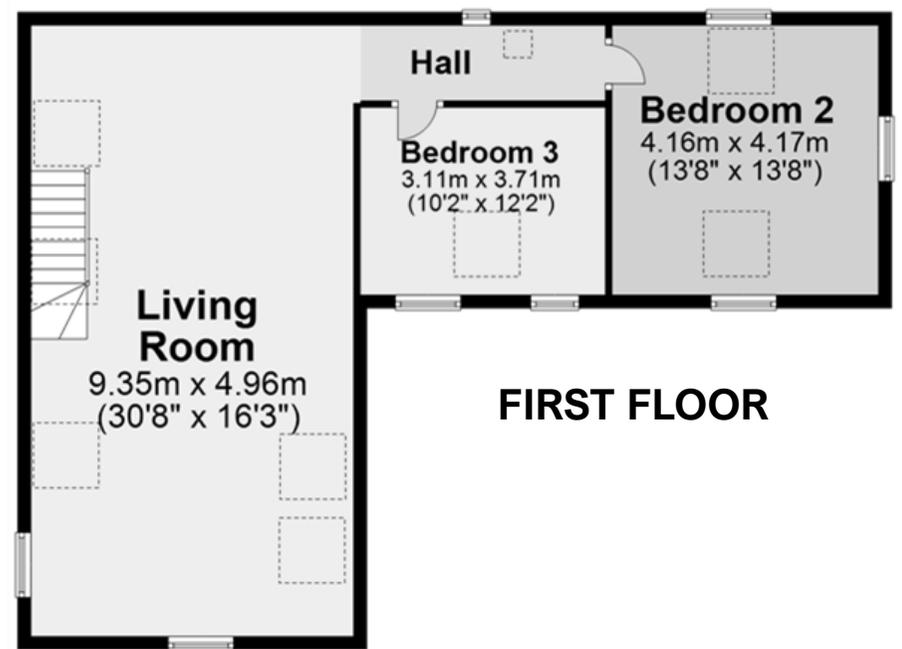


BEDROOM 2



BEDROOM 3





# The Mill, Grandon Road, Firth



**SERVICES** - Mains water and electricity. Private septic tank.

**COUNCIL TAX BAND** - Band E. The Council Tax Band may be reassessed by the Orkney and Shetland Valuation Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** – By arrangement.

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

**PRICE** - Offers over £465,000

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

Lows Solicitors – Estate Agents  
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## DJMF

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.