



The Willows,
Old Finstown Road, Finstown, KW17 2EJ

OFFERS OVER £325,000





The Willows is a 4/5 bedroom detached dwelling set within a large well-established garden with beautiful sea views over the Bay of Firth. The modern property benefits from the addition of a sun room, solar panels and provides the perfect space for a family inside and out. There is a large driveway, integral garage, polycrub and mature garden.

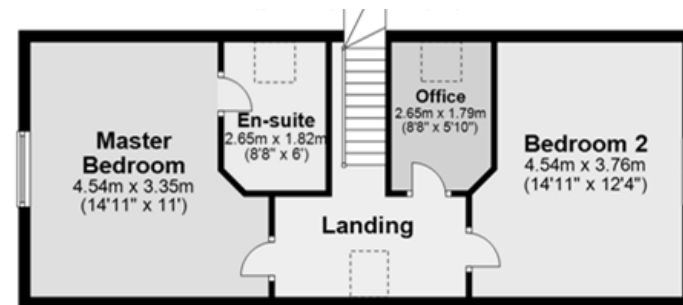
- Combination of UPVC and wood framed double glazing.
- Electric storage heating.
- Living room with patio doors into sun room with vaulted ceiling.
- Spacious kitchen/diner with integrated appliances.
- Bathroom and 2/3 bedrooms on ground floor.
- Master bedroom with en-suite, bedroom 2 and office on first floor.
- Integral garage with utility area.
- 3.84kw solar photovoltaic panels installed in 2011 with a 25-year FIT (Feed In Tariff) agreement. Annual payments of approx. £900.
- Mature private garden laid to lawn with drying area, polycrub, veg garden and garden shed.
- Sea views over the Bay of Firth.

LOCATION

The Willows is situated in the village of Finstown where you will find a range of local amenities including a primary school, hairdressers, take away, general stores, post office, builders' merchant and garage. There is a daily bus service to and from Kirkwall and Stromness.







FIRST FLOOR

GROUND FLOOR





The Willows, Finstown

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SERVICES – Mains water and electricity. Private septic tank. Telephone.

COUNCIL TAX BAND – Band E. 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 D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds, Belling cooker and Blomberg washing machine are included in the sale price.

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

PRICE – Offers Over £325,000.

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.