



Sinclair's Cottage, extending to 2.8 acres or thereby,
Petertown, Orphir, KW17 2RE

OFFERS OVER £400,000





Sinclair's Cottage is a beautifully presented 3 bedroom dwellinghouse offering an outstanding panoramic sea view. The spacious well-appointed property offers a high standard of accommodation and sits in 2.85 acres which extend to the foreshore.

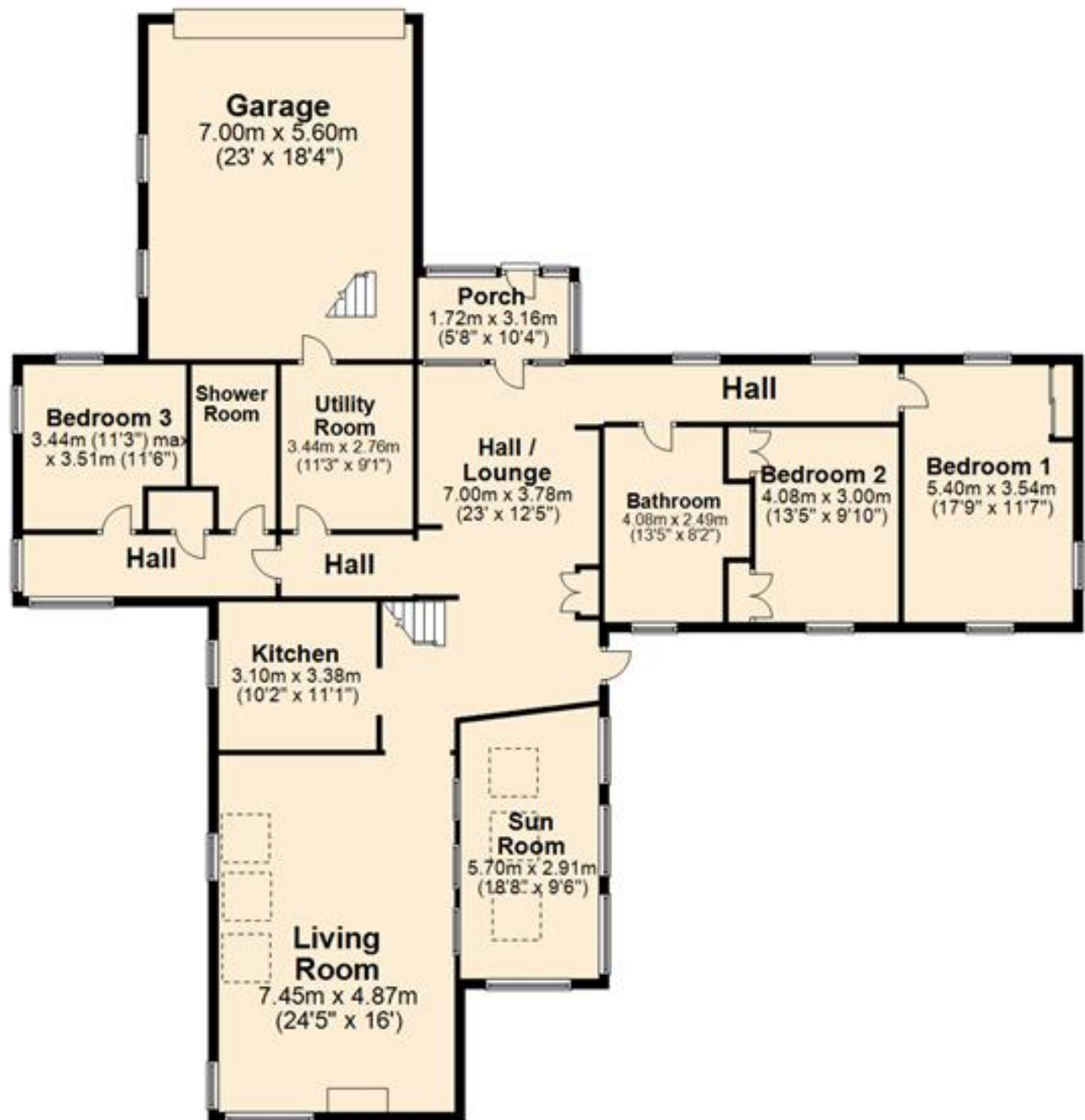
There is lawn to the front together with a large pond. Steps lead down to a boat noust on the shore. To the rear is an unfenced paddock, 2 former cottages, which may offer development potential, subject to the necessary planning consents, and 6.88Kw solar panels with F.I.T's payments until July 2030 (2023 F.I.T's income approx. £2800).

- Air to water underfloor heating and air to air heating in the living room.
- Wooden framed double-glazed windows.
- Large living room with vaulted ceiling, corner window and solid fuel stove.
- Spacious sunroom offering views to Scapa Flow.
- Hall / Lounge with oak flooring.
- Kitchen with integrated appliances.
- Office on mezzanine above kitchen.
- Utility room
- Bathroom with bath, shower cubicle and 2 wash hand basins. Hansgrohe bathroom taps.
- Shower room.
- Wardrobes in bedrooms 1 and 2.
- Floored loft 21m long with 3 velux windows. Attic room above the garage.
- Double garage with electric door.
- An application has recently been lodged to have the house, outbuildings and garden de-crofted.

LOCATION

Sinclair's Cottage is situated approximately 12 miles from Kirkwall and 8 miles from Stromness

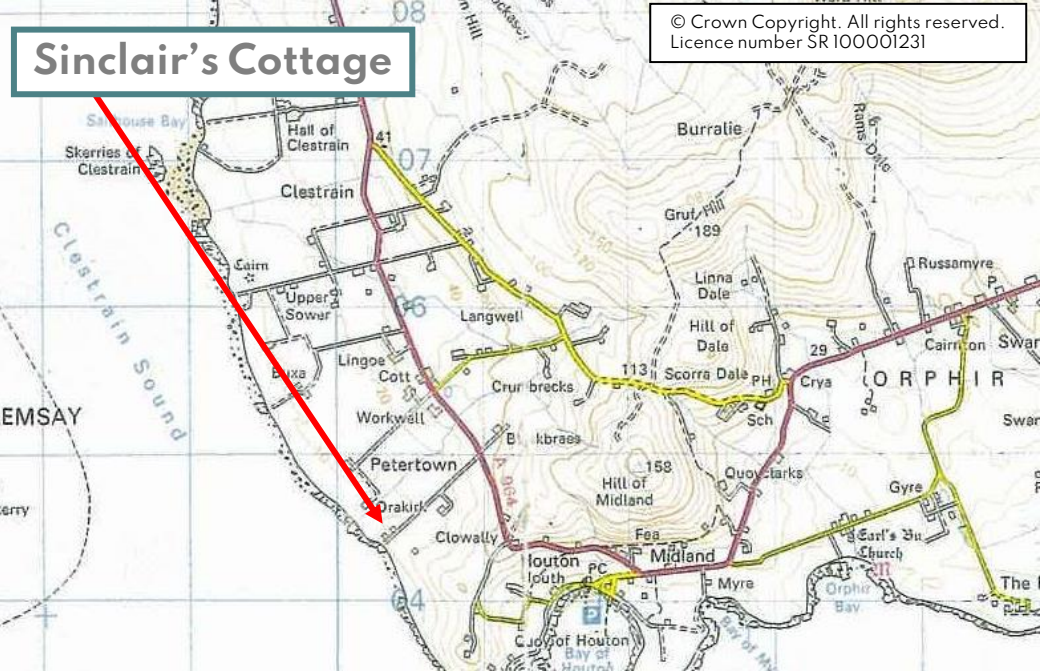






Sinclair's Cottage

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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 B.

ENTRY – By arrangement.

FIXTURES & FITTINGS – The blinds are included in the sale price.

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

PRICE – Offers Over £400,000.

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



ETCN

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.

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