



# Rothiesholm School,

Stronsay, KW17 2AN

OFFERS OVER £145,000



Rothiesholm School was tastefully converted into a 2 bedroom dwellinghouse approximately 15 years ago. Purchasers should note that consent from the local authority was not sought or obtained at the time.

The accommodation includes a large living room with wooden floor and solid fuel stove.

The attractive property is set within a walled garden with sauna, greenhouse and vegetable plot. Rothiesholm School enjoys beautiful views across the surrounding farmland with the sea in the distance.

- Oil central heating.
- Spacious living room with solid fuel stove.
- Kitchen has fitted units incorporating plumbing for a washing machine.
- Shower room on ground floor.
- Master bedroom with en-suite.
- Living room and first floor rooms have wooden flooring.
- Walled garden with parking area, lawn, greenhouse, vegetable garden and sauna.

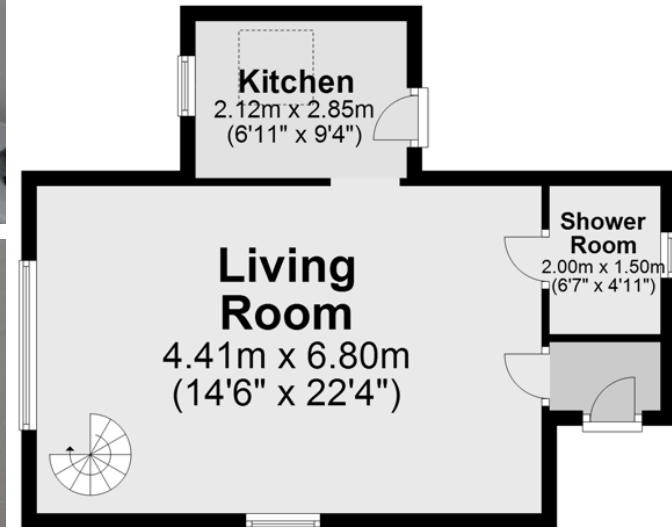
## LOCATION

Rothiesholm School is situated on the picturesque island of Stronsay, one of Orkney's outer north isles. The island's amenities include primary and junior secondary schools, general stores, post office and hotel. The island is connected to the Orkney mainland by scheduled air and ferry services.

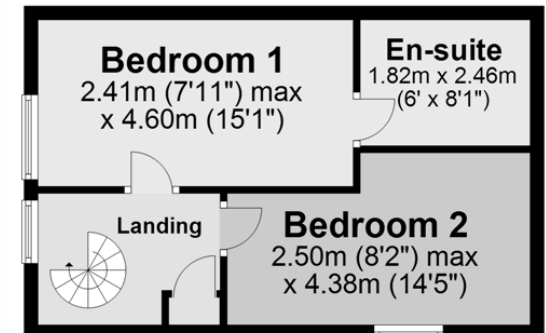




## Ground Floor



## First Floor



# Rothiesholm School



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

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

**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – The sauna is included in the sale price.

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

**PRICE** – Offers Over £145,000

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

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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.