



**Wester Holland, 20.26 acres or thereby,
South Ronaldsay, KW17 2RW**

OFFERS OVER £325,000





Wester Holland is a charming 3 bedroom dwelling set in 20.26 acres or thereby with a large garden and outbuildings.

The attractive property has many original features throughout including exposed beams, exposed stone walls, flagstone floors and a box bed.

Stunning sea views over the Pentland Firth towards Stroma, Swona and the Scottish mainland can be enjoyed from inside and out.

Viewing is highly recommended to fully appreciate what is being offered for sale.

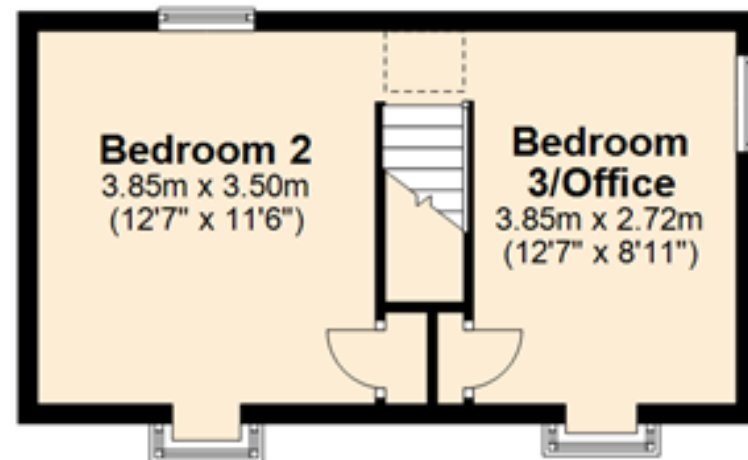
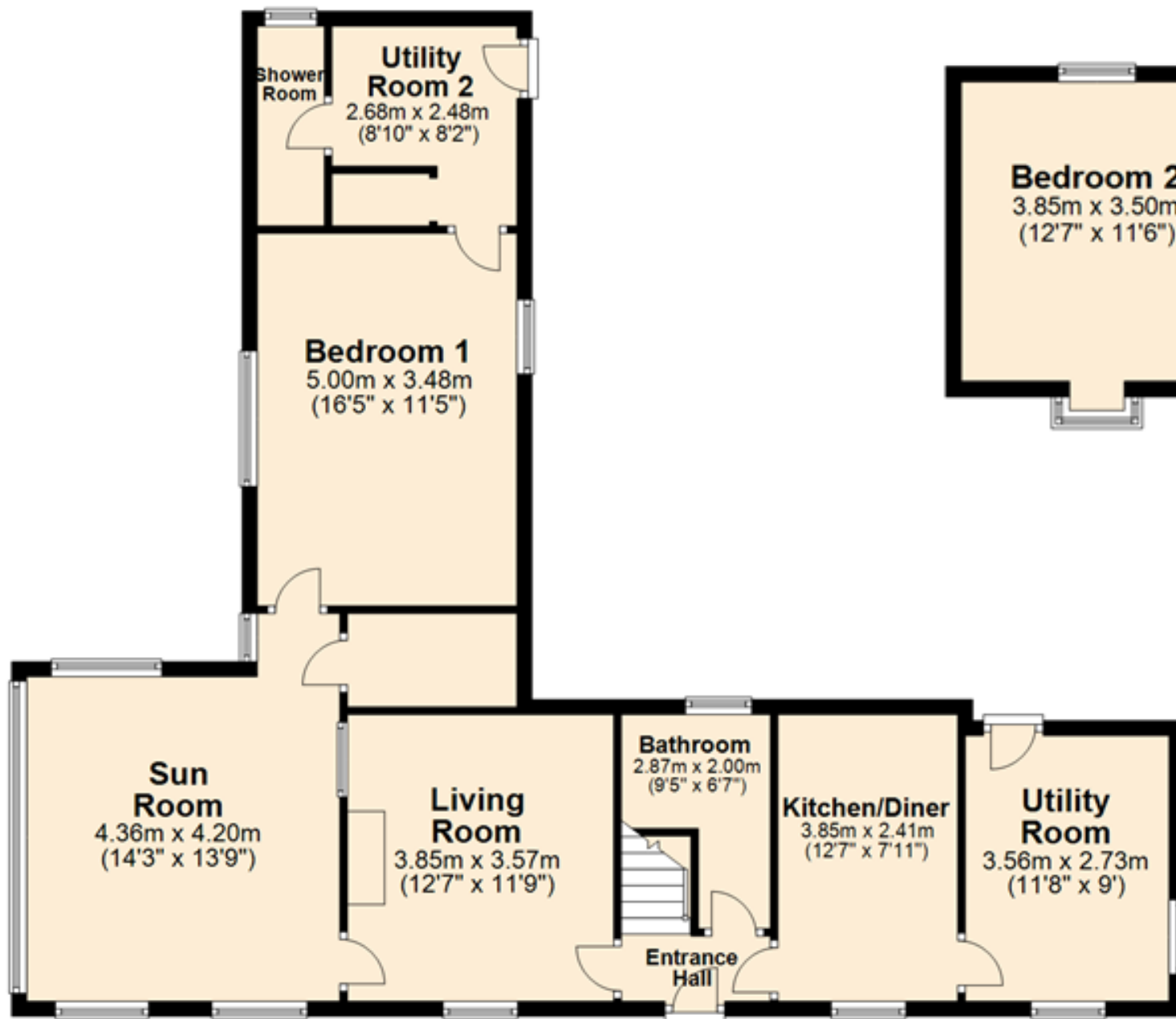
- UPVC and wooden double glazed windows and doors. Triple glazed windows in sun room.
- Oil heating with under floor in the sun room.
- Living room with multi fuel stove.
- Flagstone floors in kitchen/diner and living room.
- Sun room with sea views.
- Utility room with Belfast sink.
- Bedrooms 2 & 3/Office feature wooden floors and bedroom 3/office has a box bed.
- 2nd utility room.
- Exposed beams in many rooms.
- Bathroom and shower room.
- Garden with various seating areas, patio and pond.
- Polycrub. Gravel drive.
- Smiddy outbuilding. Garage/workshop.
- Fields have stock proof fencing and water troughs to most.

LOCATION

Wester Holland is situated 7 miles from St Margaret's Hope where there is a daily bus service, restaurants, shops, post office and the Pentland Ferries ferry terminal to Gills Bay.

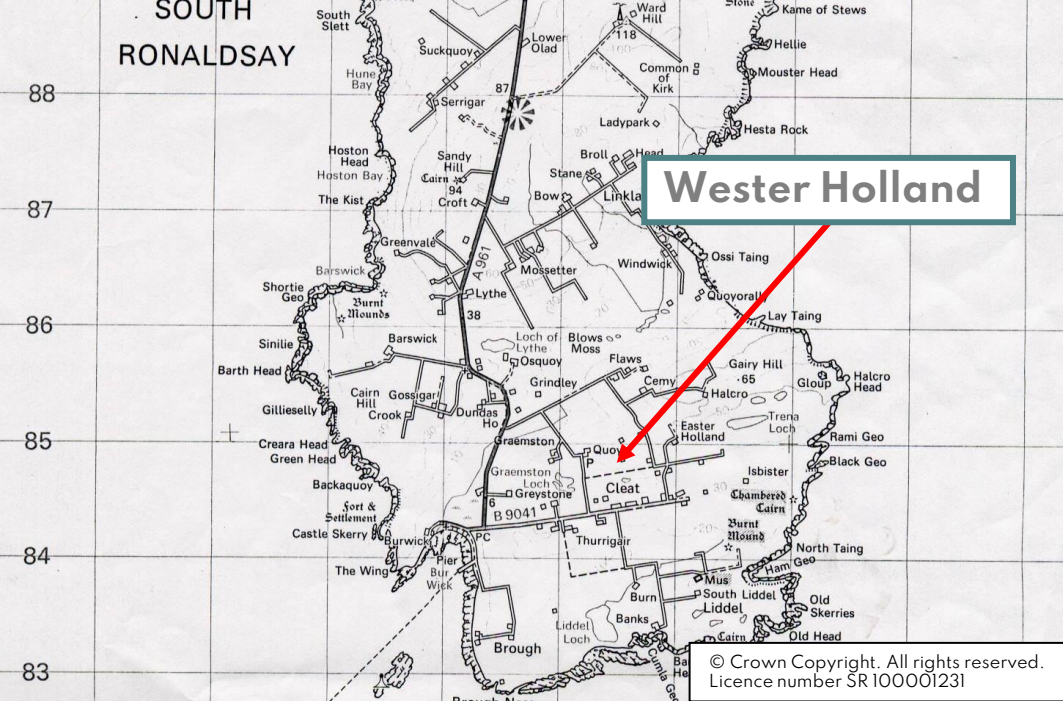












SERVICES – Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND – Band D. 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 – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds and Electra Fantasia cooker 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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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.