



# Nistaben Cottage, Harray, KW17 2JT

OFFERS OVER £260,000





Nistaben Cottage is a traditional longhouse which has been tastefully modernised to create a beautiful 3 bedroom dwelling set in a large well-maintained garden. The well-presented dwelling enjoys views across farmland to the lochs of Harray and Stenness with the Hoy hills in the distance.

The dwellinghouse has uPVC framed double glazed windows and solid fuel central heating provided by the Rayburn range in the dining room which may also be used for cooking.

The large living room has a multi-fuel stove sitting in a flagstone hearth. Several rooms, including the living room, feature exposed stone walls.

The kitchen has fitted units incorporating a hob, cooker hood and plumbing for a washing machine.

The shower cubicle in the shower room features body jets and each bedroom has a radiator.

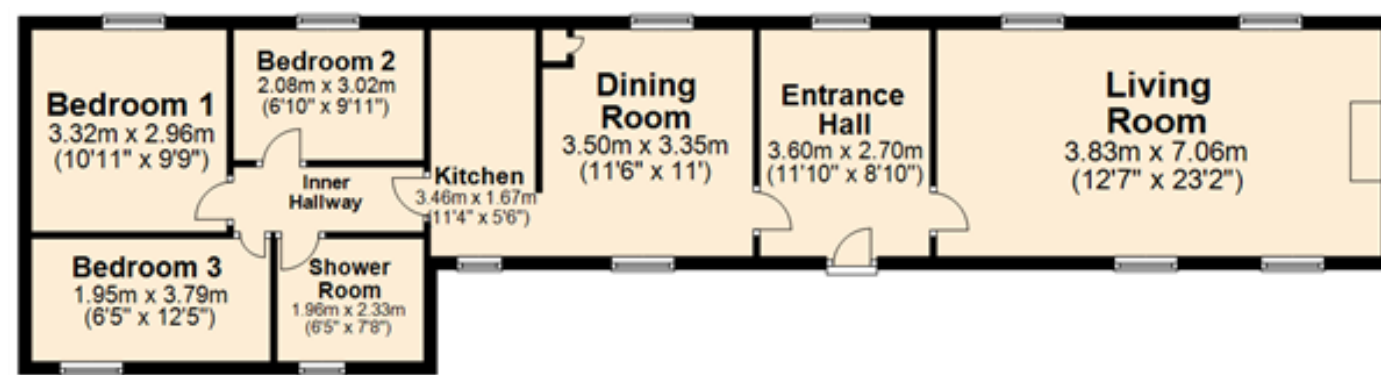
The large garden has a 9m long polytunnel, garden shed and workshop/store. Together with lawn, ponds, trees, bushes and shrubs.

- Solid fuel central heating.
- uPVC framed windows.
- Multi-fuel stove in living room.
- Dining area with Rayburn range.
- Fitted kitchen units.
- Shower room.
- Polytunnel, garden shed, workshop/store.
- Large mature garden.

## LOCATION

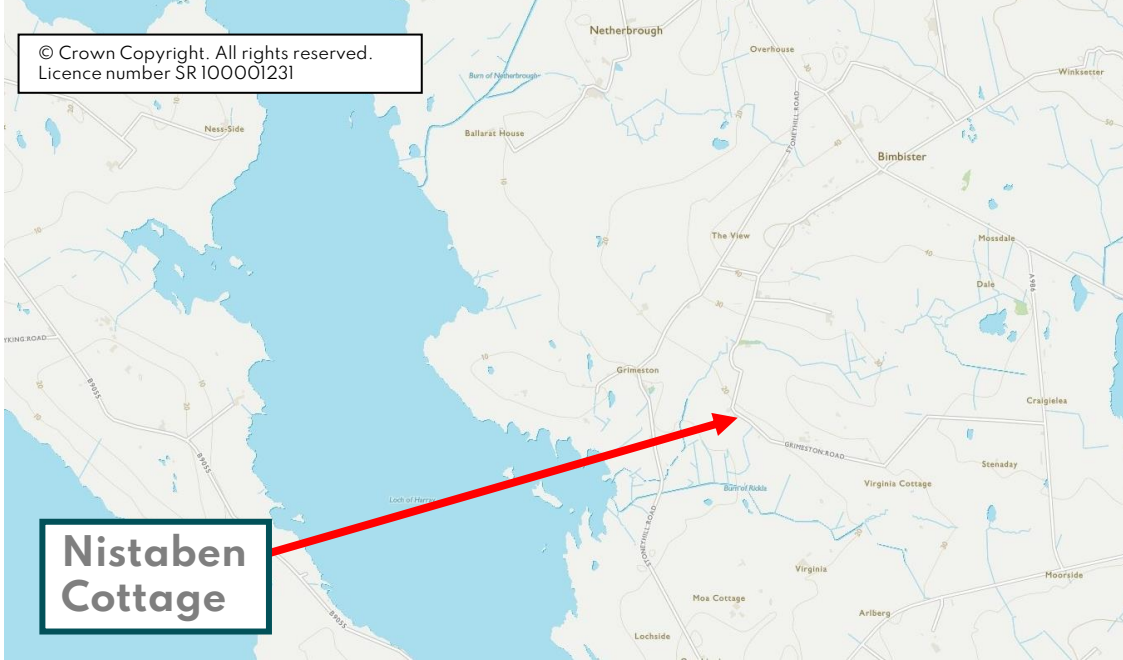
Nistaben Cottage lies approximately 10 miles from Kirkwall and 5 miles from Dounby. The nearest services will be available in Finstown which is 3 miles away.







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**Nistaben  
Cottage**



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

**COUNCIL TAX BAND** – Band B. 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 F.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** – Offers Over £260,000.

**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.