



**Upper Cara,
Grimness, South Ronaldsay, KW17 2TH**

OFFERS OVER £195,000

 **LOWS**

Upper Cara is a spacious detached 3 bedroom dwelling house enjoying a beautiful panoramic sea view. The attractive property has a large garden with two sheltered lawns.

The property benefits from a dual aspect living room and the large kitchen has patio doors in the dining area. There is a family bathroom and the master bedroom has an en-suite.

Landing/sitting area with 2 Velux windows and access into attic/storeroom.

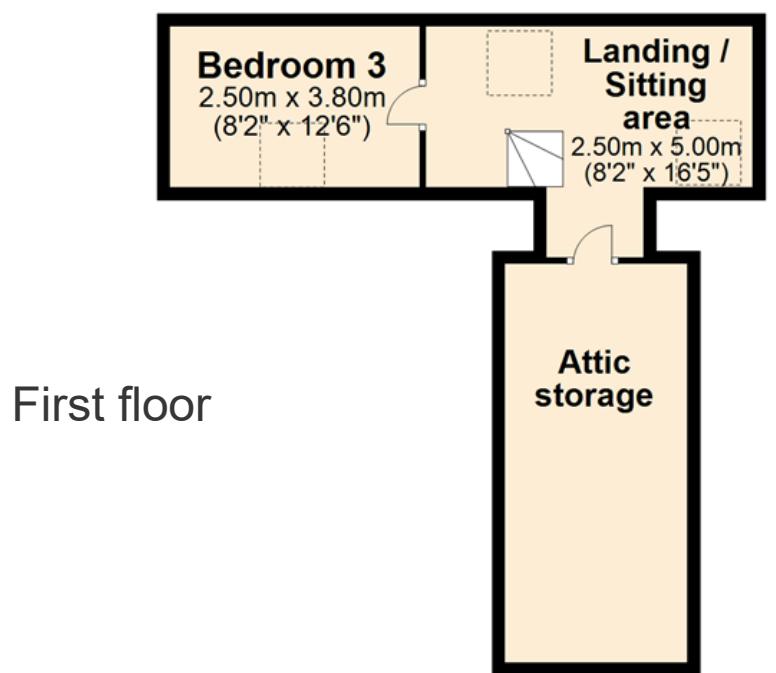
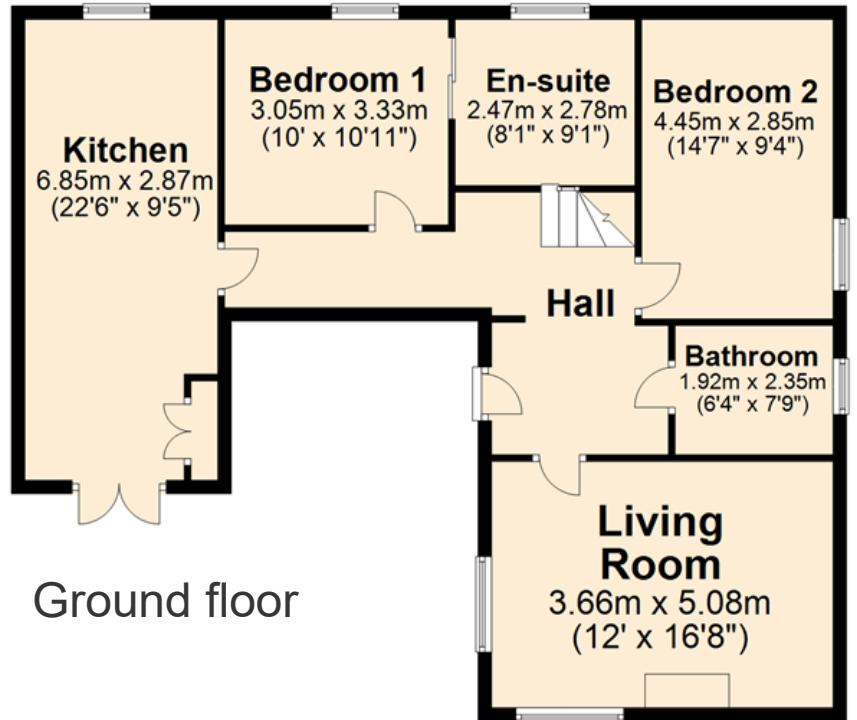
Parking for several vehicles to the front of the house.

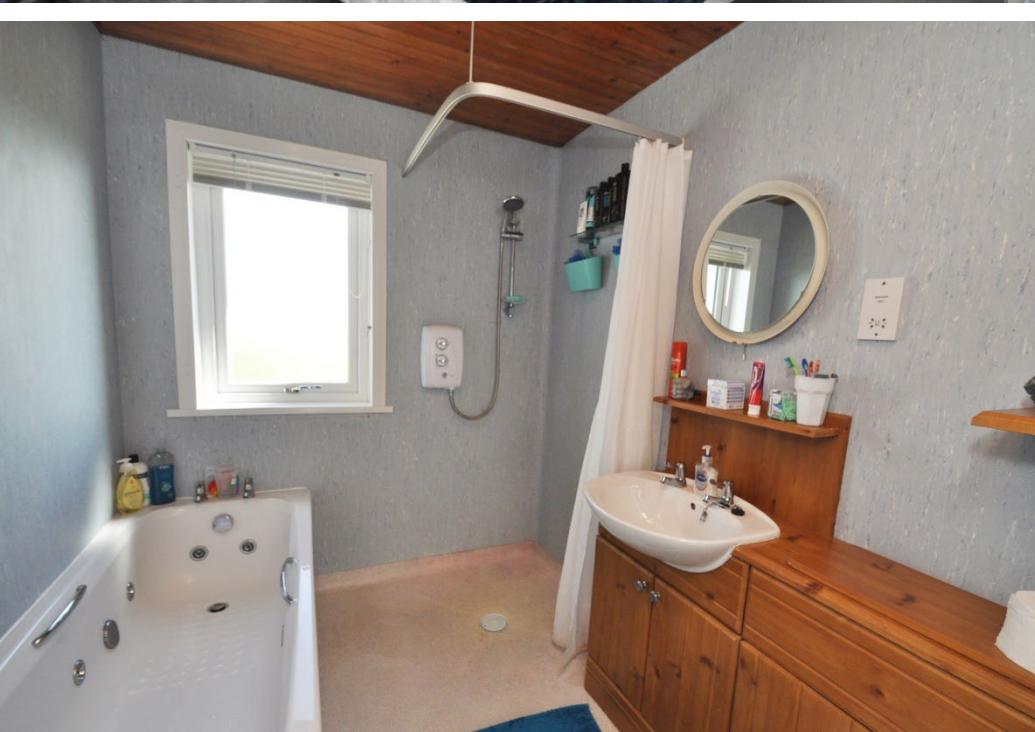
- Oil central heating.
- uPVC framed double glazed windows .
- Dual aspect living room.
- Kitchen with dining area, patio doors and pot belly stove (may require attention).
- Bathroom with electric shower and bath.
- Master bedroom with en-suite.
- First floor landing with sitting area.
- Large garden.
- Beautiful sea views.

LOCATION

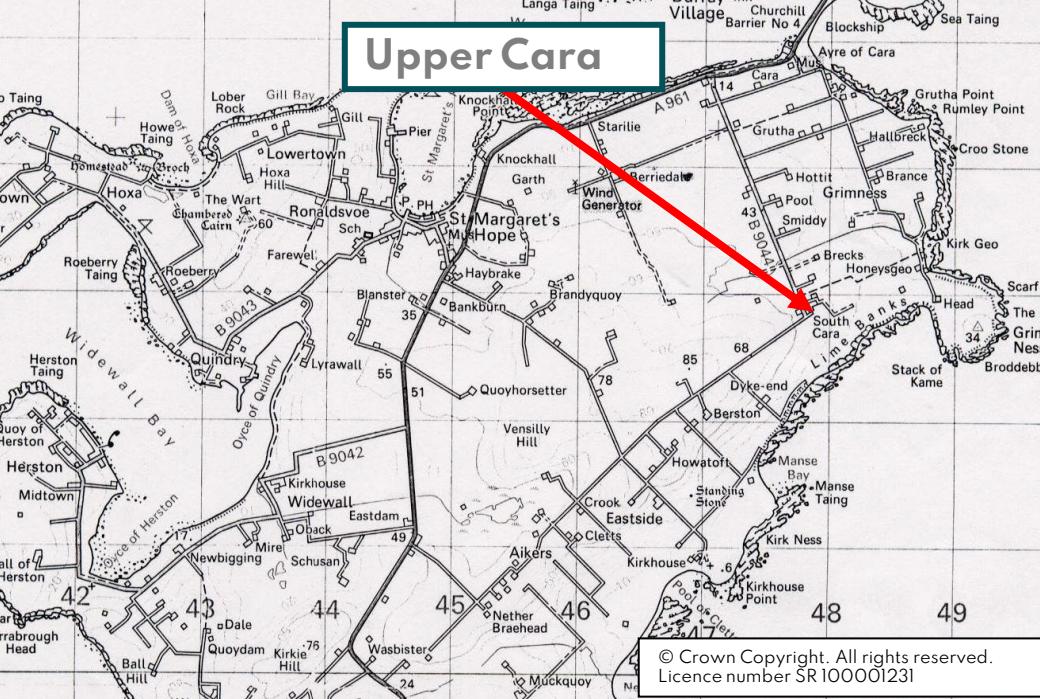
Upper Cara is situated in South Ronaldsay approximately 3 miles from St Margaret's Hope, where there is a primary school and services, and 14 miles from Kirkwall.











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

COUNCIL TAX BAND – Band C. 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 are included in the sale price.

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

PRICE – Offers Over £195,000.

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

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EJT

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.