



Blinkbonny, extending to 2.05 acres or thereby,
Burray, KW17 2SU

OFFERS OVER £220,000





Blinkbonny is a spacious 3 bedroom extended cottage set in 2.05 acres, or thereby. The attractive property enjoys beautiful panoramic sea views from its elevated position.

The large sunroom has a solid fuel stove and the living room a fireplace, both rooms have flagstone floors. The kitchen has fitted units and space for a table and chairs.

There is a walled garden to the front of the house and several outbuildings to one side.

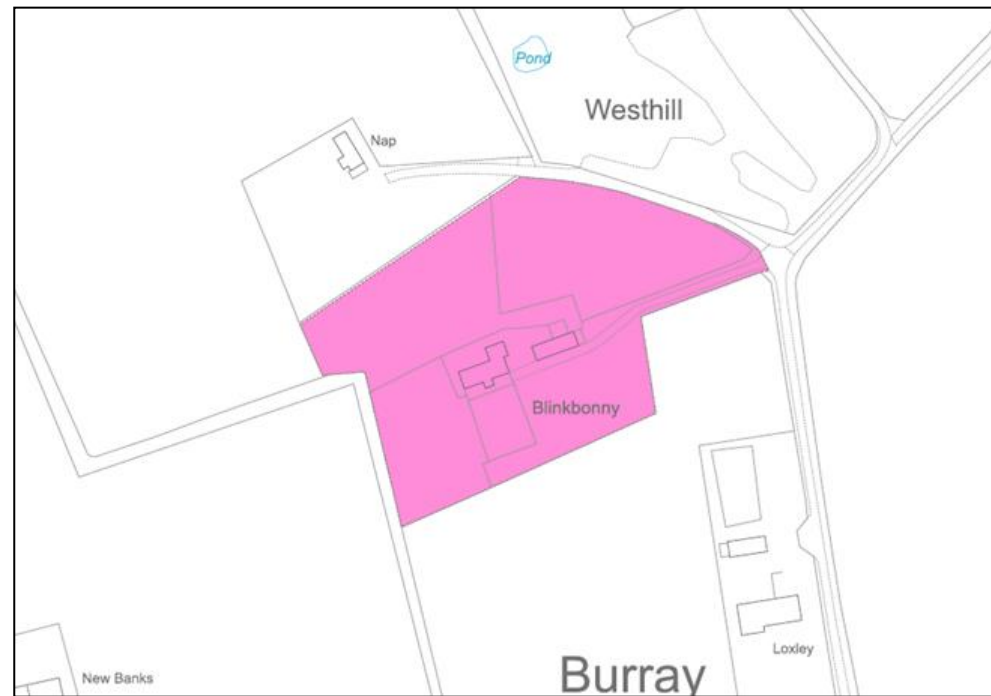
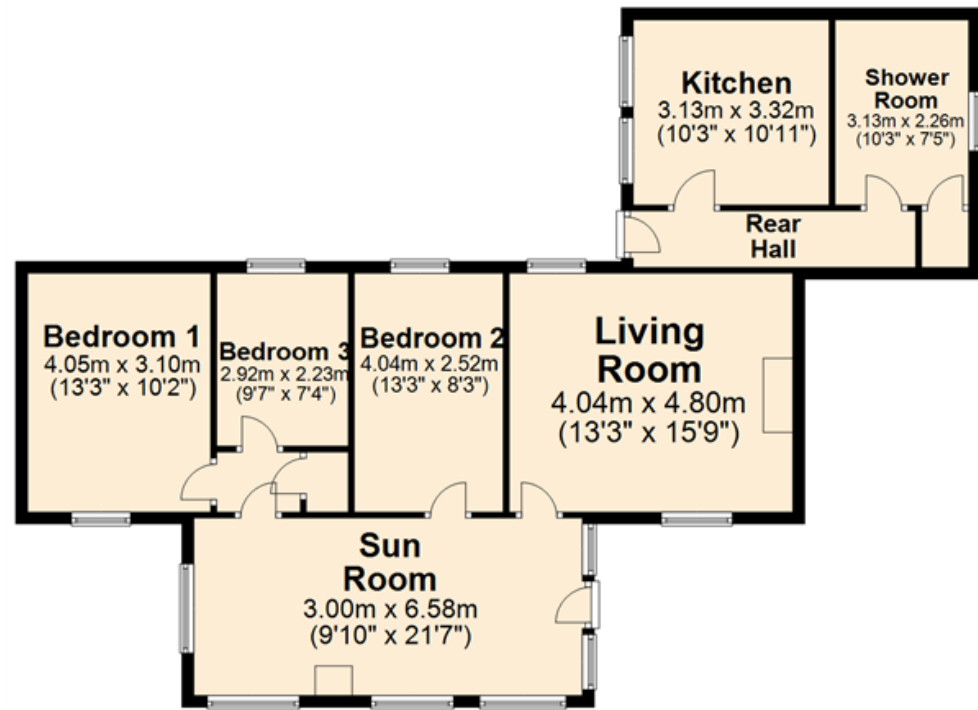
- Electric heating.
- Double glazed windows.
- Living room with fireplace, flagstone floor, beamed ceiling and dining area.
- Large sunroom with solid fuel stove and flagstone floor.
- Kitchen with integral gas hob, oven and dishwasher together with space for a table and chairs.
- Shower room with wet room floor.
- Attic space above living room accessed by loft ladder.
- Outbuildings include 3 stores, two of which have light and power points.
- Land includes several fields and may especially appeal to horse or livestock owners.
- Outstanding panoramic views.

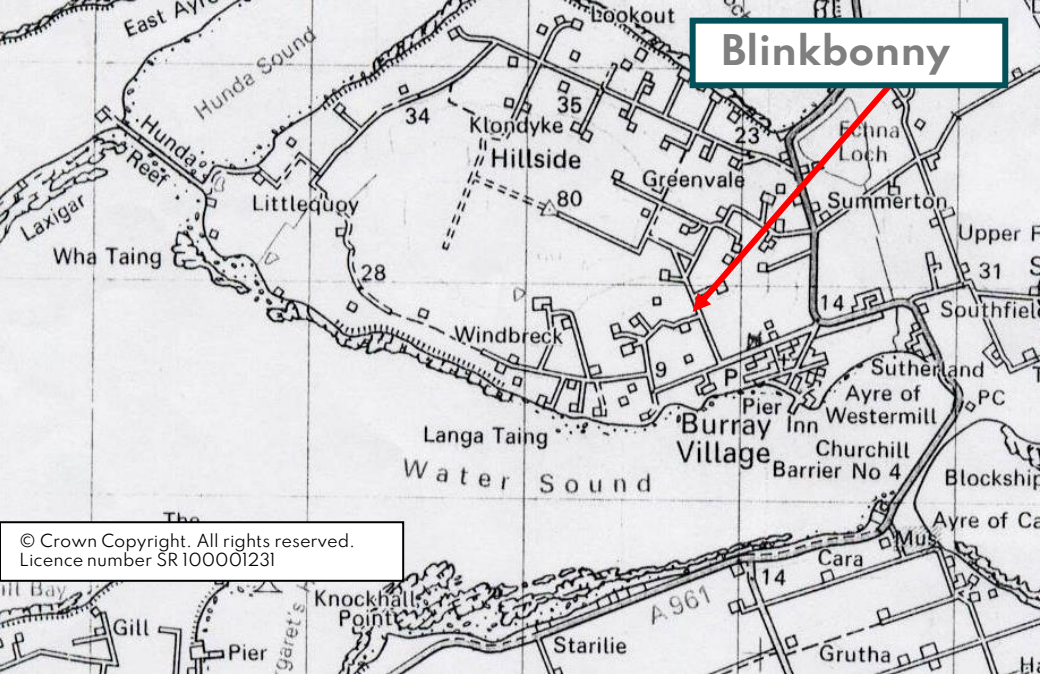
LOCATION

Blinkbonny is situated within walking distance of Burray village, where there is a primary school and hotel, and 12 miles from Kirkwall. There is a bus service from Burray to both Kirkwall and St. Margaret's Hope.









Blinkbonny



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 fitted floor coverings are included in the sale price.

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

PRICE – Offers Over £220,000.

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

Lows Solicitors – Estate Agents
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CMS
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.