



The Lighthouse House,

Gunner Hill, South Ronaldsay, KW17 2RW

OFFERS OVER £145,000



The Lighthouse House is a spacious 2 bedroom detached bungalow enjoying a beautiful panoramic sea view across the Pentland Firth, including Muckle Skerry, with Caithness in the distance.

The dual aspect living room has a solid fuel stove with capped chimney. There is also a dining room and kitchen. The shower room has an electric shower and both bedrooms benefit from a fitted wardrobe.

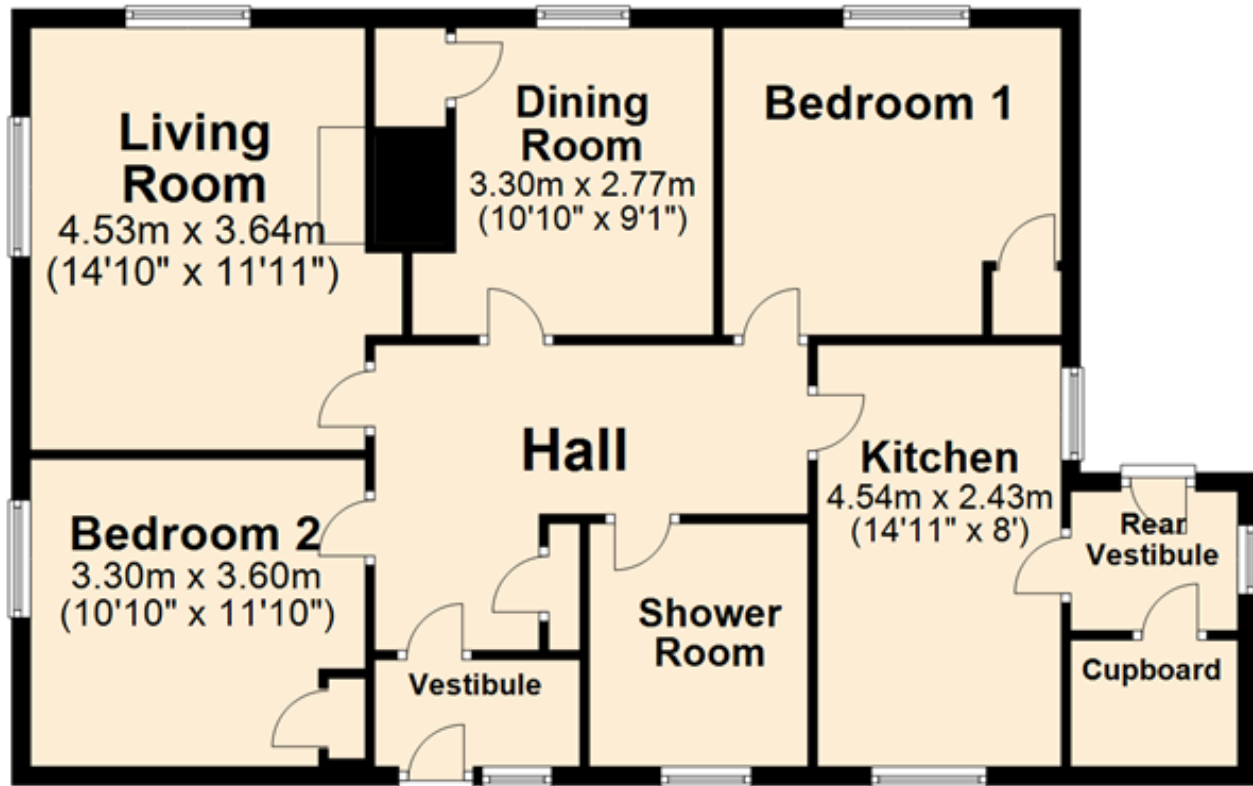
The enclosed garden includes a garage, grass, bushes and shrubs.

- uPVC framed double glazed windows.
- Electric heating.
- Stove in living room has a capped chimney.
- Dining room with glazed panels allowing shared light into hall.
- Kitchen with fitted cupboards.
- Cupboard off rear vestibule has plumbing for a washing machine.
- Shower room with electric shower.
- Garage.
- Enclosed garden
- Beautiful panoramic views.

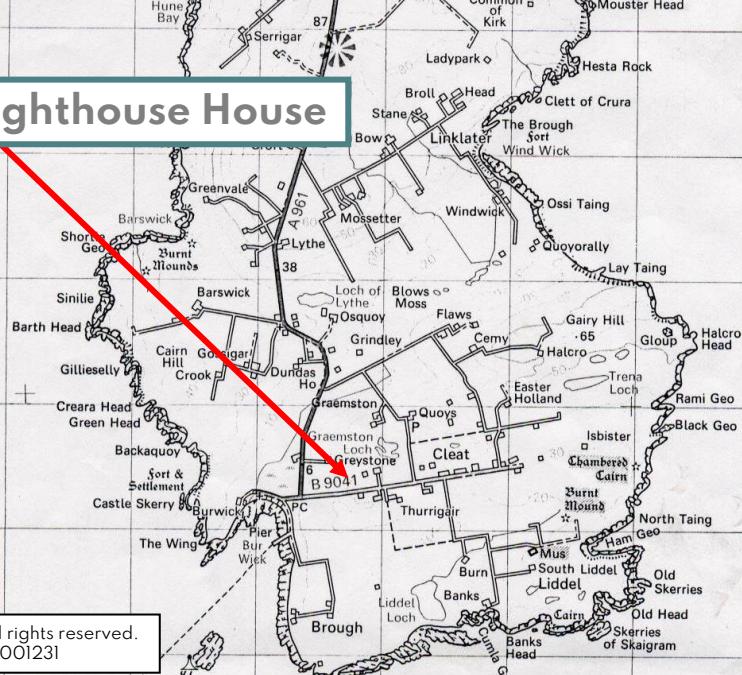
LOCATION

The Lighthouse House lies approximately 7 miles from St Margaret's Hope, where there is a primary school, shops and hotel, and 21 miles from Kirkwall.





The Lighthouse House



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SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band B. 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 D.

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 £145,000.

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

Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450 W:
www.lowsorkney.co.uk

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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.