



**Cedarlee,**  
Rousay, KW17 2PU

**OFFERS OVER £175,000**





This well-presented cedar-clad 2 bedroomed detached bungalow is set in a well-maintained garden. The attractive south facing property enjoys a beautiful sea view towards Wyre and the Orkney mainland.

The energy-efficient dwelling has air source heating and uPVC framed double glazed windows. There is a spacious open plan living/dining/kitchen which has 3 windows and a vaulted ceiling. The bathroom has a shower over the bath and both bedrooms have a built-in wardrobe. Bedroom 2 benefits from an en-suite.

The large garden has mature trees, lawns and several raised beds.

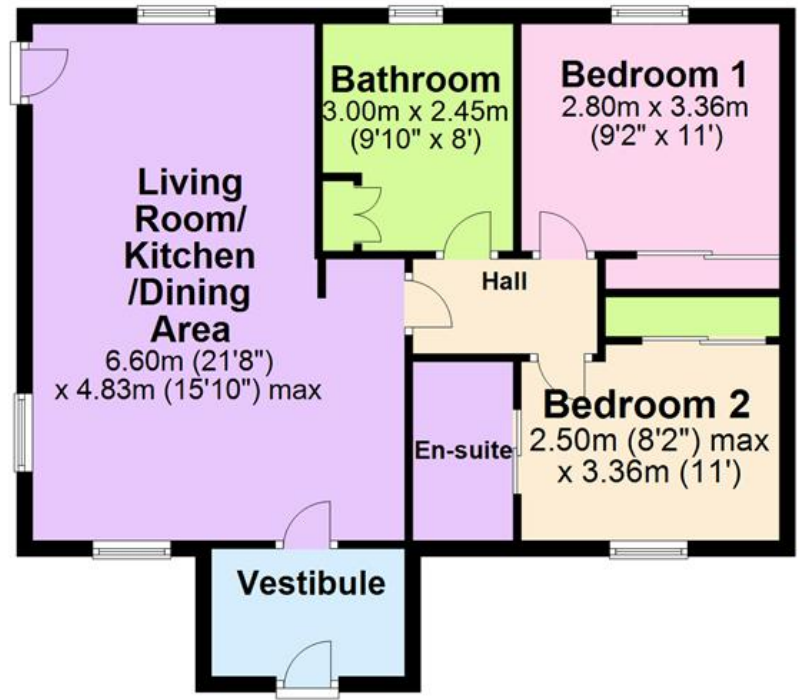
- UPVC framed double glazed windows and doors.
- Air to water central heating.
- Open plan living/kitchen/dining room.
- Both bedrooms benefit from built-in wardrobes with sliding mirror doors.
- Bedroom 2 has an en-suite.
- Bathroom with electric shower over bath.
- Neutral décor throughout.
- Oak flooring throughout.
- Large fully enclosed mature garden.
- Driveway to front.
- South facing dwelling with beautiful sea views towards Wyre and Gairsay.

## LOCATION

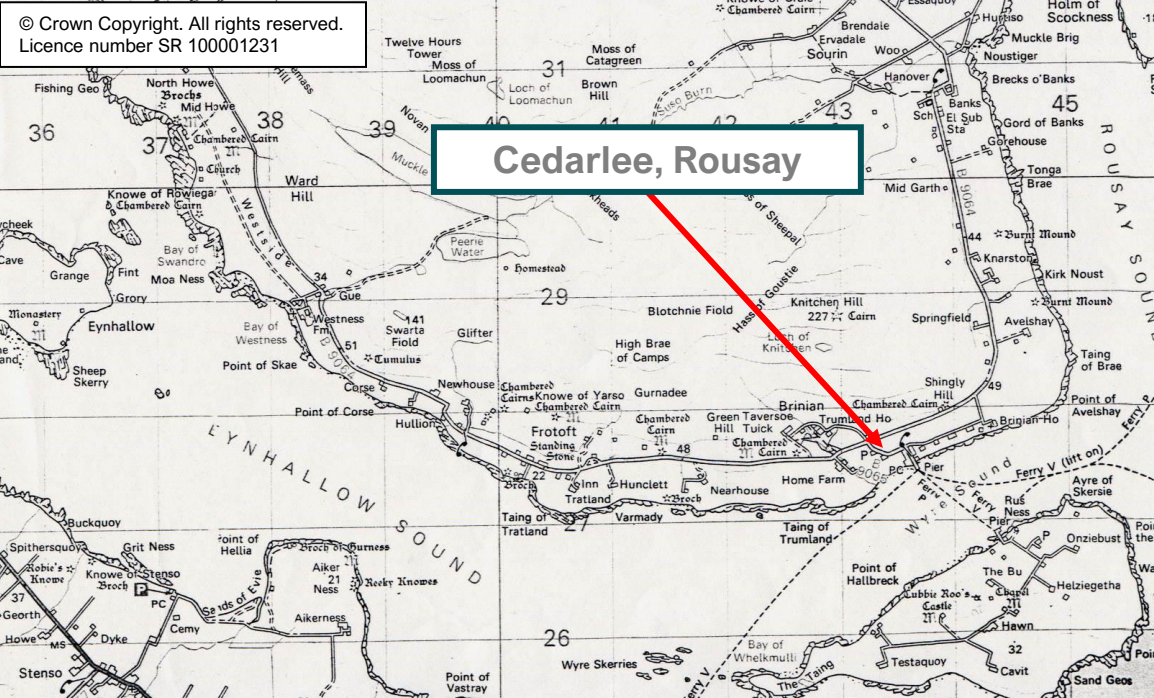
Cedarlee is situated on the picturesque island of Rousay, close to the pier. There is a primary school, hotel and shop with post office. There is a regular ferry service between Rousay and the Orkney mainland.











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

**COUNCIL TAX BAND** – Band B.

**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** – Entry by arrangement.

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

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

**PRICE** – Offers Over - £175,000

**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.