



Roseview, extending to 2.6 acres or thereby
Birsay, KW17 2ND

OFFERS OVER £355,000





Roseview is a substantial, recently modernised, 3 bedroom dwellinghouse set in 2.6 acres or thereby. The attractive property enjoys outstanding panoramic views from its elevated position and has a range of integral additional rooms including a workshop, garage, stables, utility room, store and an office.

The living room features a beamed ceiling and solid fuel stove and the spacious kitchen has a dining area and fitted units with integral hob and ovens. There is a modern bathroom, with shower over the bath, and a shower room. Bedroom 1 is on the ground floor with bedrooms 2 and 3 on the first floor. The large utility room has fitted kitchen units.

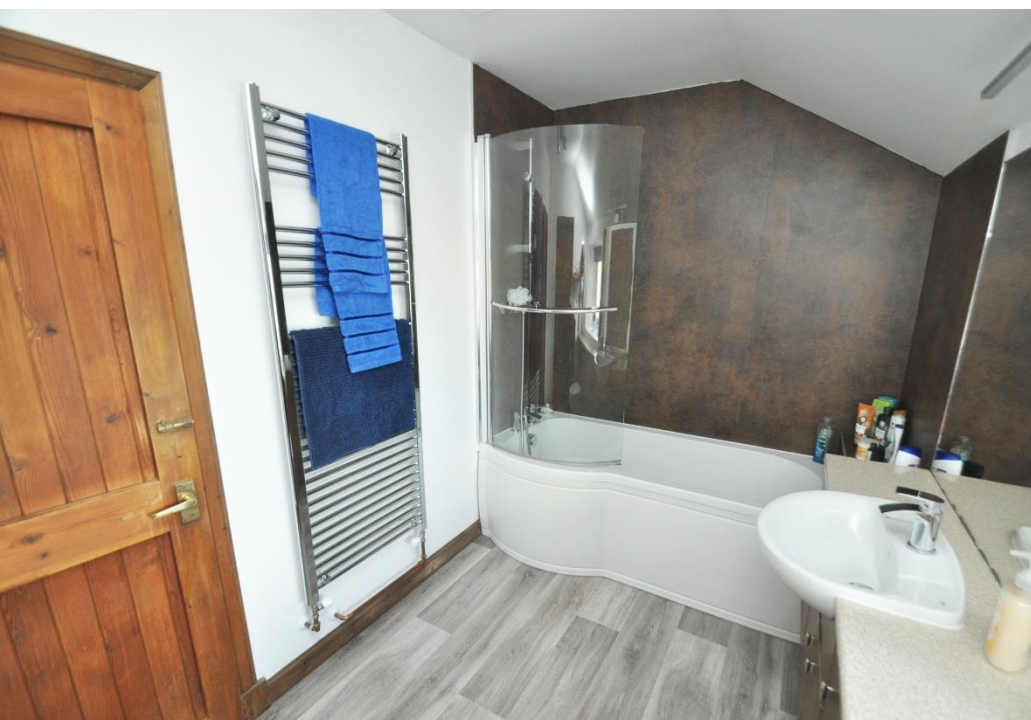
The workshop, garage 1 and the stables are all integral whilst there is a second, larger, garage close to the house. The workshop and utility room offers scope for development subject to the necessary planning consents. The house is set in a large garden extending to over an acre and there is a field, extending to over an acre, a short distance from the house which may appeal to horse owners.

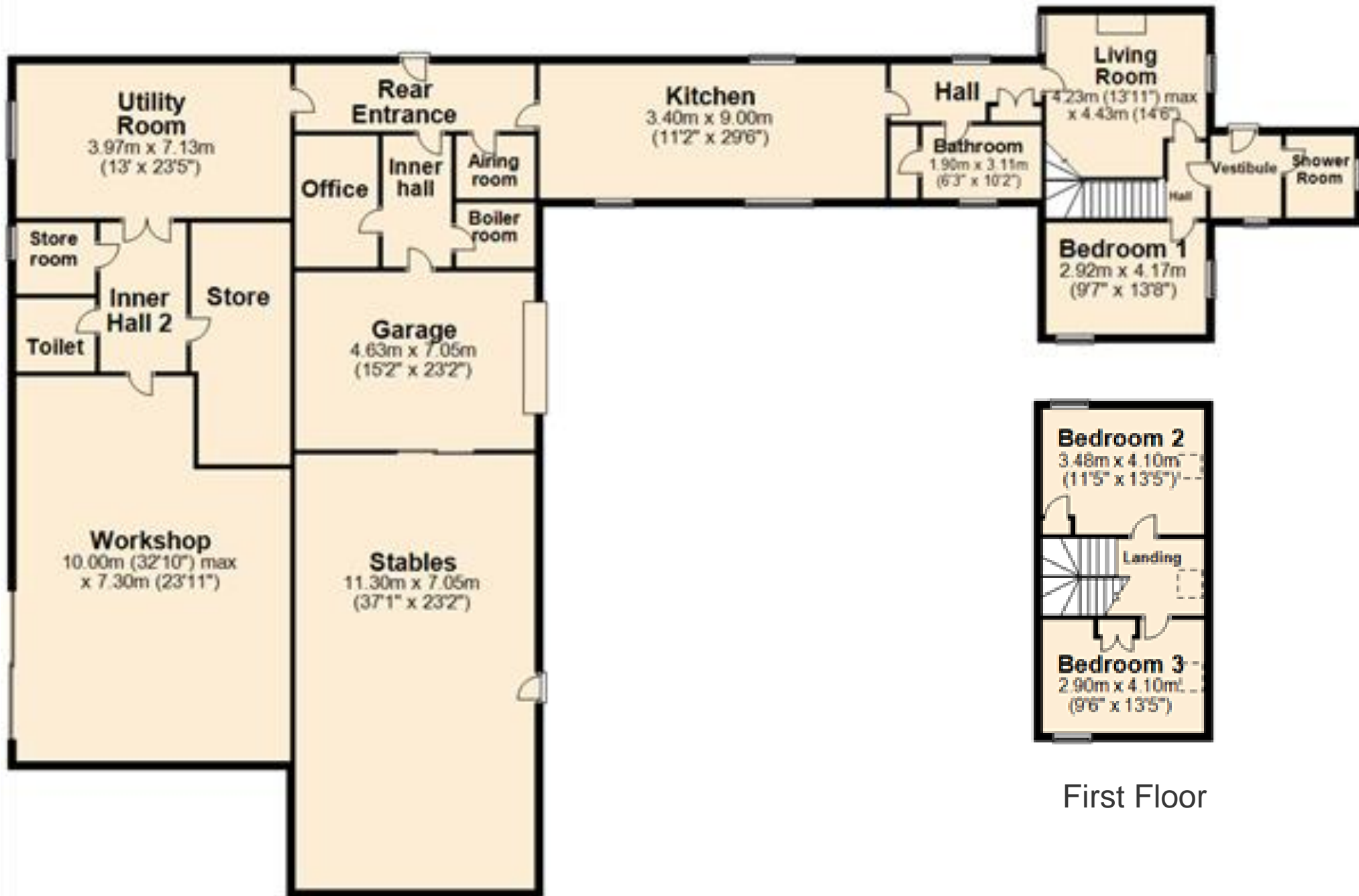
- Oil and air source heating.
- Recently installed Velux and uPVC framed double glazed windows, (except for the utility room).
- Solid fuel stove in living room.
- Spacious kitchen with dining area.
- Utility room, Airing room and Boiler room.
- Office and store.
- Workshop 10m x 7m approx.
- Garage 1 has an electric door.
- Stables.
- Large garden and field.

LOCATION

Roseview is situated approximately 6 miles from Dounby where there is a primary school, supermarket and post office, and 19 miles from Kirkwall.

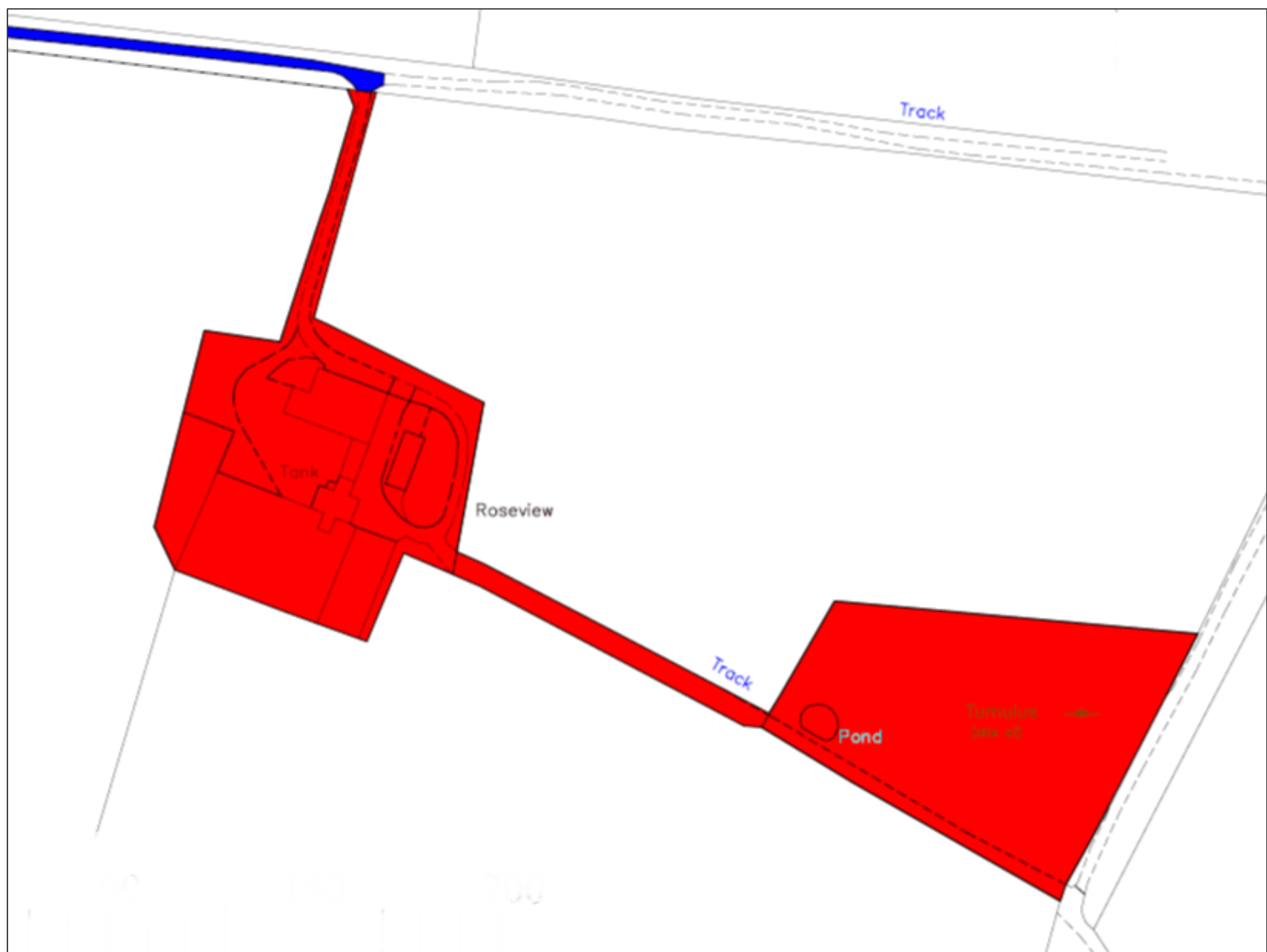


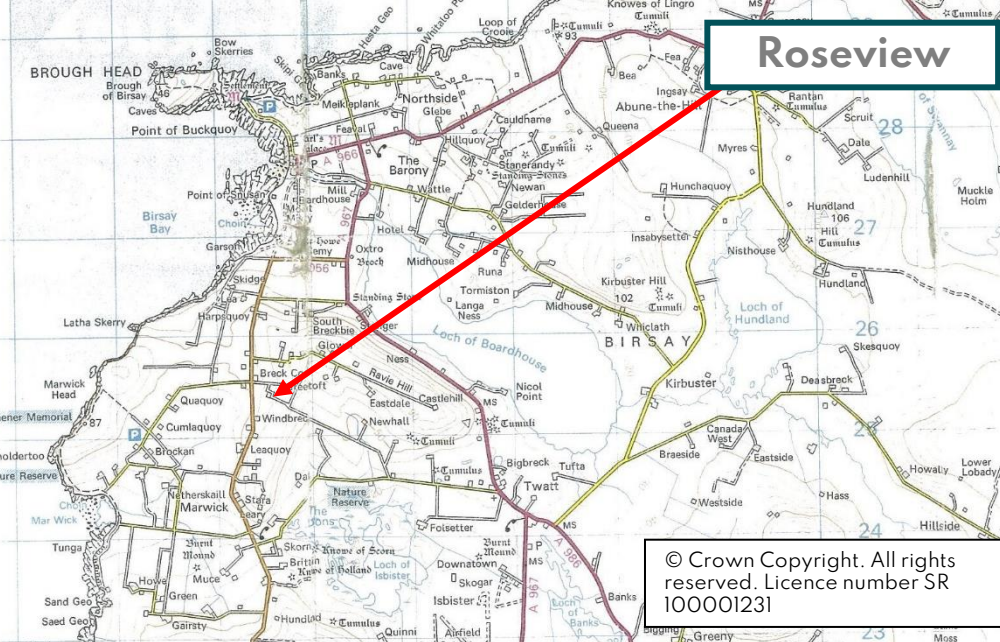




First Floor







SERVICES – Mains water and electricity. Private septic tank.

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 D

ENTRY – By arrangement.

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

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

PRICE – Offers over £355,000

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.