



Ferndale, Finstown, KW17 2EG

Ferndale is a well-presented 4 bedroom detached dwellinghouse in the heart of the picturesque village of Finstown. The substantial property is set in a well-maintained mature garden with parking area and garage. It has been extensively upgraded in recent years including re-slating of the roof.

Two bedrooms and shower room accessed through kitchen with it's own external door lends the annex to a granny flat or airbnb accommodation.

Property had previously been run as a Bed & Breakfast.

**OFFERS OVER
£320,000**



- Oil central heating.
- Majority of windows, with exception of the kitchen, are double or triple glazed in uPVC frames.
- Feature fireplaces in the living room, dining room and bedrooms 1 and 2.
- Conservatory/garden room.
- Spacious kitchen with ample room for breakfast table.
- Ground floor annex with separate external door includes 2 bedrooms and shower room accessed through the kitchen.
- Bedrooms 1 & 2 and a bathroom are on the 1st floor.
- Walled garden with drive extending along one side of the house to the garage and parking area.
- Property offered for sale due to downsizing.



LOCATION

Finstown lies at the head of the Bay of Firth, halfway between Stromness and Kirkwall on Mainland Orkney. The property is within walking distance of Firth Primary School, general store and post office. Finstown has a post office, a pub, shop and a superb playpark.

CONSERVATORY/GARDEN ROOM



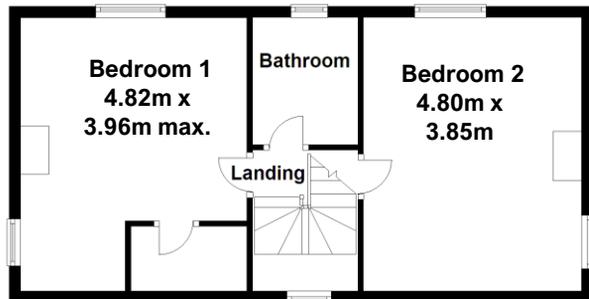
DINING ROOM



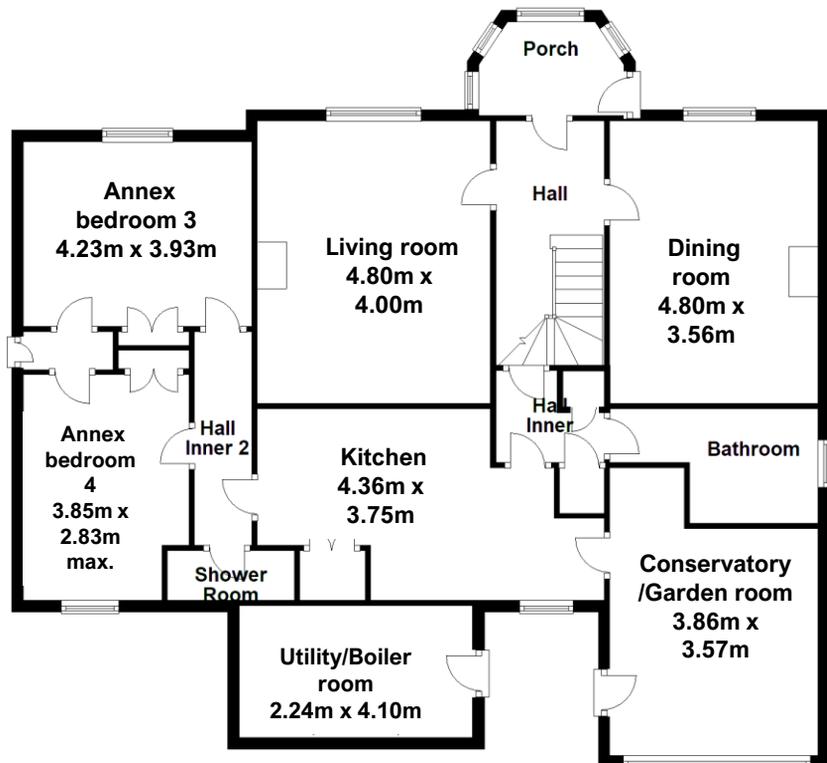
BEDROOM 1



FIRST FLOOR



GROUND FLOOR



Ferndale, Finstown

BEDROOM 2



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SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band E. 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.

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

ENTRY - By arrangement.

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

PRICE - Offers over £320,000

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



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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.