



## Cedar Cottage, Finstown, KW17 2EG

Cedar Cottage is a delightful traditional 2 bedroom cottage situated in the heart of the picturesque village of Finstown. There is a large well maintained rear garden with lawn, mature trees and bushes together with a stone chip covered parking area, greenhouse, garden room and recently erected garage.

**OFFERS IN THE  
REGION OF  
£135,000**



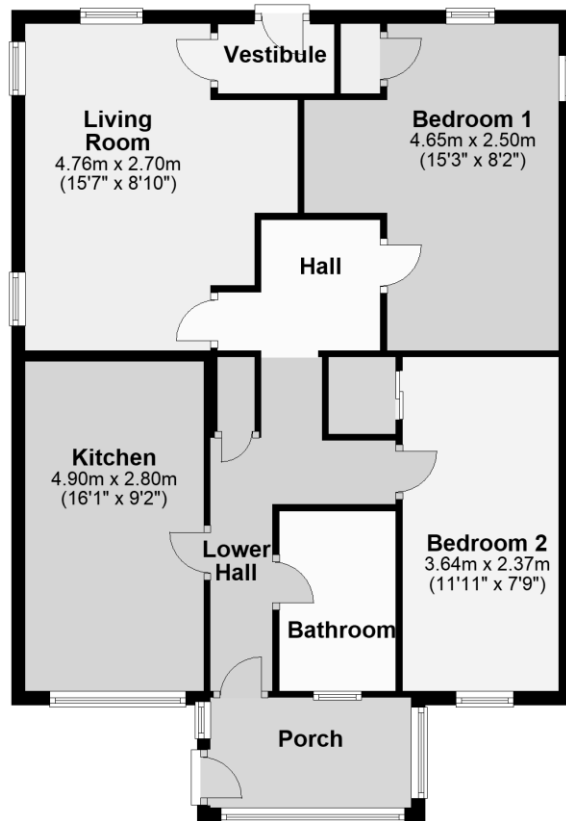
- UPVC framed double glazed.
- Electric heating.
- Electric focal point fire with surround.
- Good decorative order.
- Spacious kitchen.
- Modern bathroom suite.
- Well maintained garden.
- Newly erected garage.
- Parking area.
- Greenhouse and garden room.



## LOCATION

The property is located in the heart of Finstown which is only 7 miles from Kirkwall and 8 miles from Stromness. Cedar Cottage is within walking distance of the primary school, general store, post office, hairdresser and local pub.





**SERVICES** - Mains services. Telephone.

**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 AND FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** - Offers in the region of £135,000.

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

**rightmove**   
find your happy

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

**EJP**

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.