

**CLOSING DATE SET FOR OFFERS  
2PM THURSDAY 20TH AUGUST 2020**



## **Glenrae, extending to 18 acres or thereby, Orphir, KW17 2RF**

Glenrae enjoys a beautiful panoramic view, from it's elevated position, across farmland, Bring Deeps and Clestrain Sound to Hoy and Graemsay.

The registered croft comprises a spacious 2 bedroom cottage, with 2 attic rooms, that requires modernisation together with an extensive range of outbuildings set in 18 acres or thereby.

**OFFERS OVER  
£245,000**





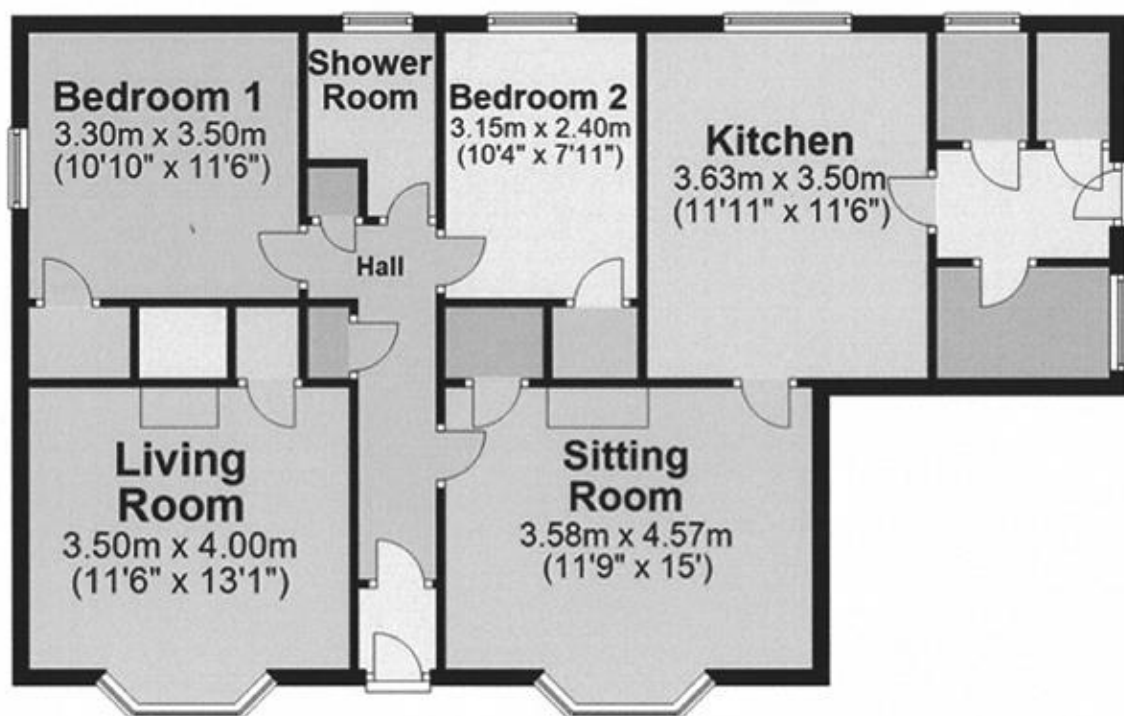
- 2 bedroom house with living room, sitting room and 2 attic rooms which require modernisation.
- Extensive range of outbuildings including stores, garage, implement shed, pig deep litter buildings and a building housing battery hen cages.
- Property may appeal to horse or other livestock owners or those wishing to convert buildings to holiday accommodation.
- Land mainly to rough grass.



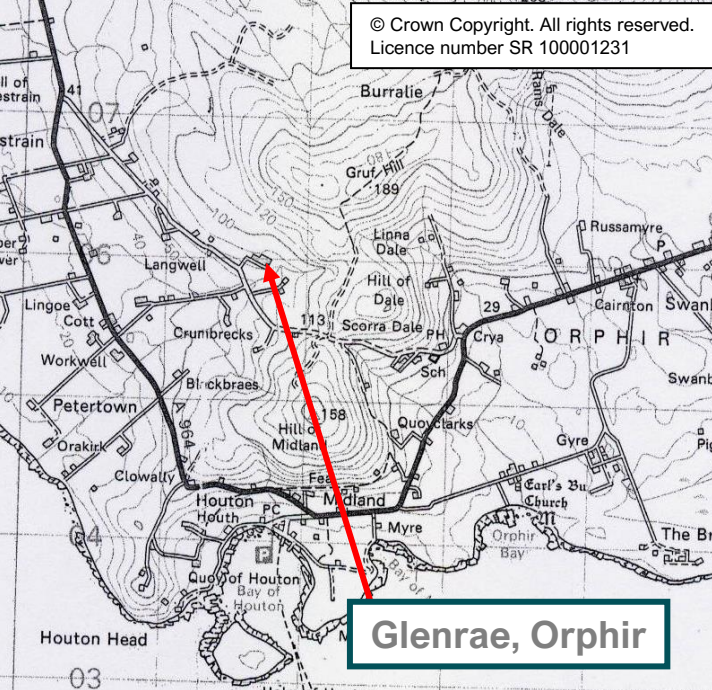
## LOCATION

Glenrae is situated approximately 10 miles from Kirkwall and 8 miles from Stromness. There is a local primary school in Orphir village approximately 2 miles away.

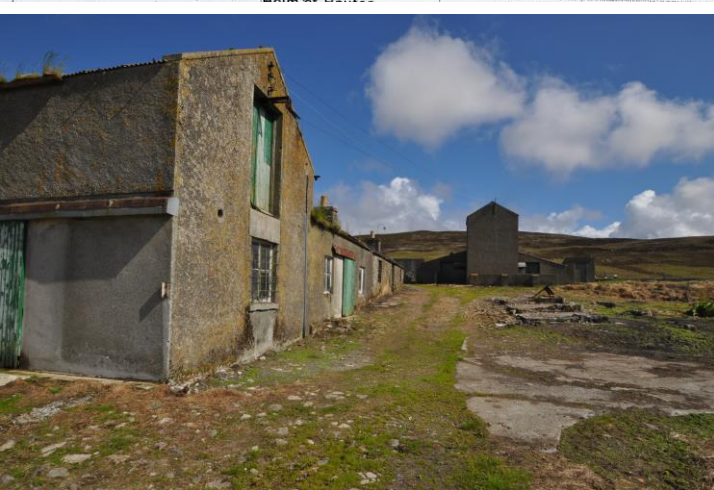








**Glenrae, Orphir**



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

**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.

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

**PRICE** – Offers over £245,000

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

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**RJF**

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.