



Rowandale & Rowan Cottage, Finstown, KW17 2EJ

OFFERS IN THE REGION OF £580,000



Rowandale is a 4 bedroom detached fjoestad with 2 bedroom 4 star self-catering property set in an elevated position with views over the bay, Finstown village and the west mainland countryside.

The attractive property sits in a large garden with a garage and a workshop.

ROWANDALE

- Wood framed double glazed windows.
- Air to air source heating.
- Thermal solar panels with a Renewable Heat Incentive (RHI) of approx. £80 every quarter.
- Living room/dining room with access out to verandah.
- Kitchen/family room with breakfast bar and integral appliances.
- Utility room.
- Office.
- Bedroom 2 on ground floor.
- Sun room with multi fuel stove.
- Bathroom with 4 piece suite.
- Lounge on first floor.
- Master bedroom with en-suite.
- Bedrooms 3 & 4 with eaves storage.
- Shower room.
- Areas of garden. Patio. Decking. Drying line.
- Garage. Workshop.

LOCATION

Rowandale & Rowan Cottage are situated in the village of Finstown which has local amenities including a primary school and a daily bus service to Stromness, Kirkwall and St Margaret's Hope.

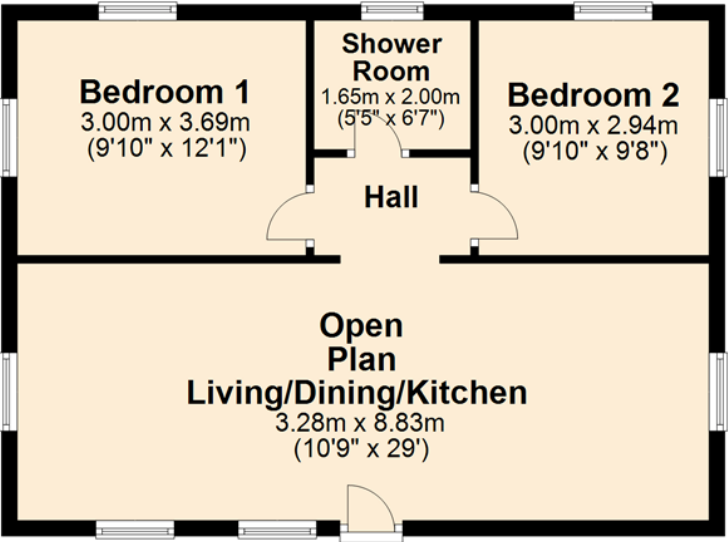
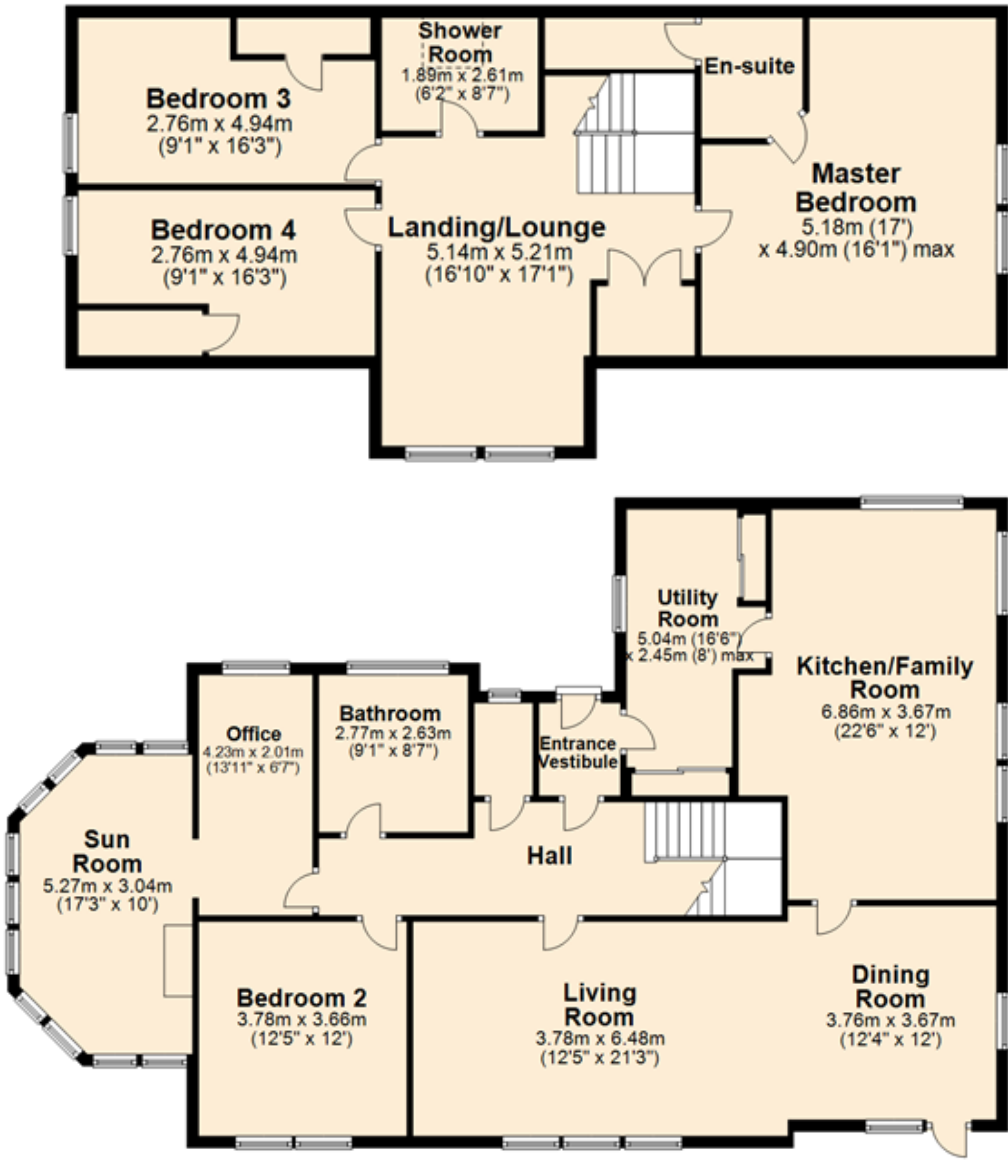








ROWANDALE FIRST FLOOR



ROWAN COTTAGE

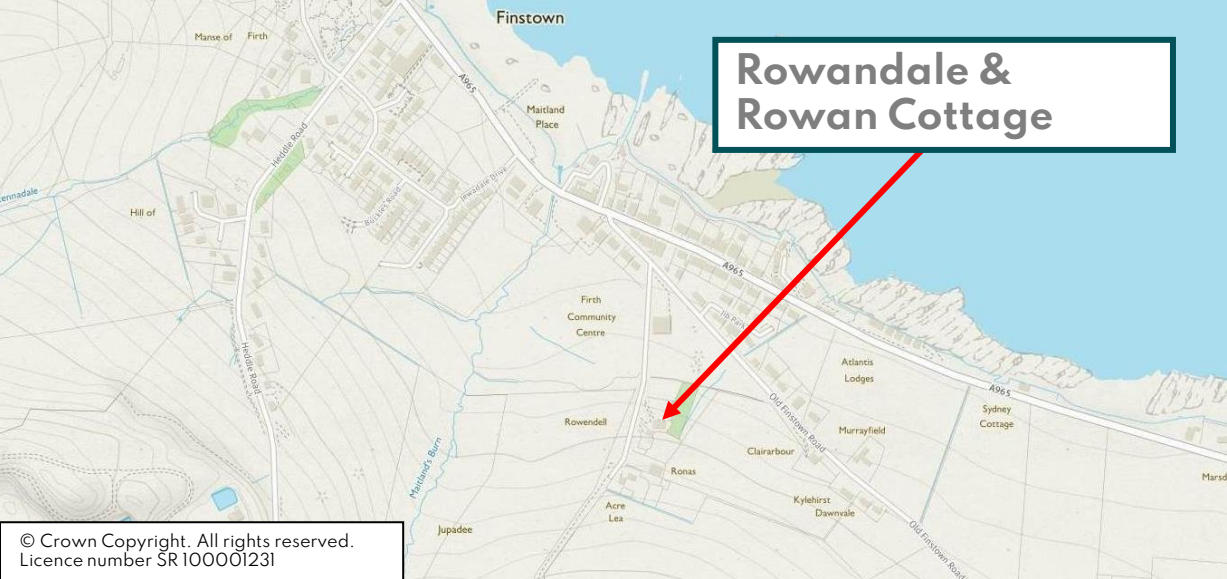
ROWANDALE GROUND FLOOR

Rowan Cottage is a 2 bedroom detached self-catering dwelling with elevated views over the bay and the village of Finstown. The property will be sold fully furnished.

ROWAN COTTAGE

- Wood framed double glazed windows and uPVC outer door.
- Quantum Dimplex electric heating.
- Open plan living room/dining/kitchen.
- Shower room.
- 2 double bedrooms.
- Tarmac drive.
- Decked area for alfresco dining.
- Beautiful views over Finstown and the bay.
- All contents of the cottage will be included in the sale price.





SERVICES – Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND FOR ROWANDALE – 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.

RATEABLE VALUE FOR ROWAN COTTAGE – £2,300. Current owners receive 100% rate relief.

TRADING ACCOUNTS FOR ROWAN COTTAGE – Will be made available to interested parties' financial advisers.

ENERGY PERFORMANCE RATING – Rowandale Band D. Rowan Cottage Band C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains and blinds for Rowandale will be included in the sale price. Rowan Cottage will be sold fully furnished.

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

PRICE – Offers in the region of £580,000.

Further enquires 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.