



Upper Midhouse Cottage,

Costa, KW17 2NN

OFFERS OVER £140,000



Upper Midhouse Cottage is a well presented 2 bedroom detached dwelling set in an elevated position with stunning sea views towards Rousay, Eynhallow and Westray.

The property has an open plan layout on the ground floor with the kitchen/dining area/living room.

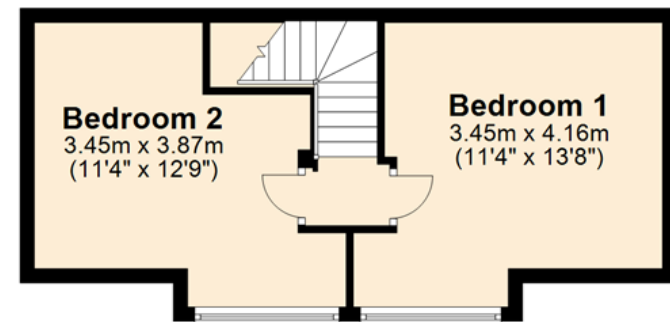
Outside there is a small garden area to lawn and a gravel drive.

- Electric storage heating.
- UPVC framed double glazed windows.
- Large entrance porch.
- Open plan living room/dining/kitchen.
- Conservatory with patio doors to garden and sea views.
- Shower room on ground floor.
- 2 bedrooms on first floor with sea views.
- Store.
- Small low maintenance garden laid to lawn with a chipped drive.
- Beautiful elevated sea views towards Eynhallow, Rousay and Westray in the distance.

LOCATION

Upper Midhouse Cottage is situated only a few miles from the village of Evie and Palace in Birsay and is only approx. 9 miles from Dounby with all local amenities.

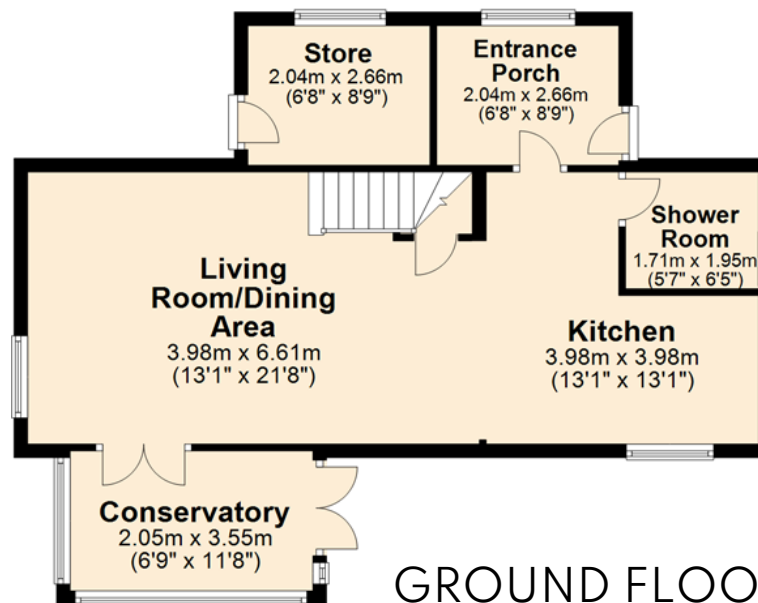




Bedroom 2
3.45m x 3.87m
(11'4" x 12'9")

Bedroom 1
3.45m x 4.16m
(11'4" x 13'8")

FIRST FLOOR



Store
2.04m x 2.66m
(6'8" x 8'9")

Entrance Porch
2.04m x 2.66m
(6'8" x 8'9")

Living Room/Dining Area
3.98m x 6.61m
(13'1" x 21'8")

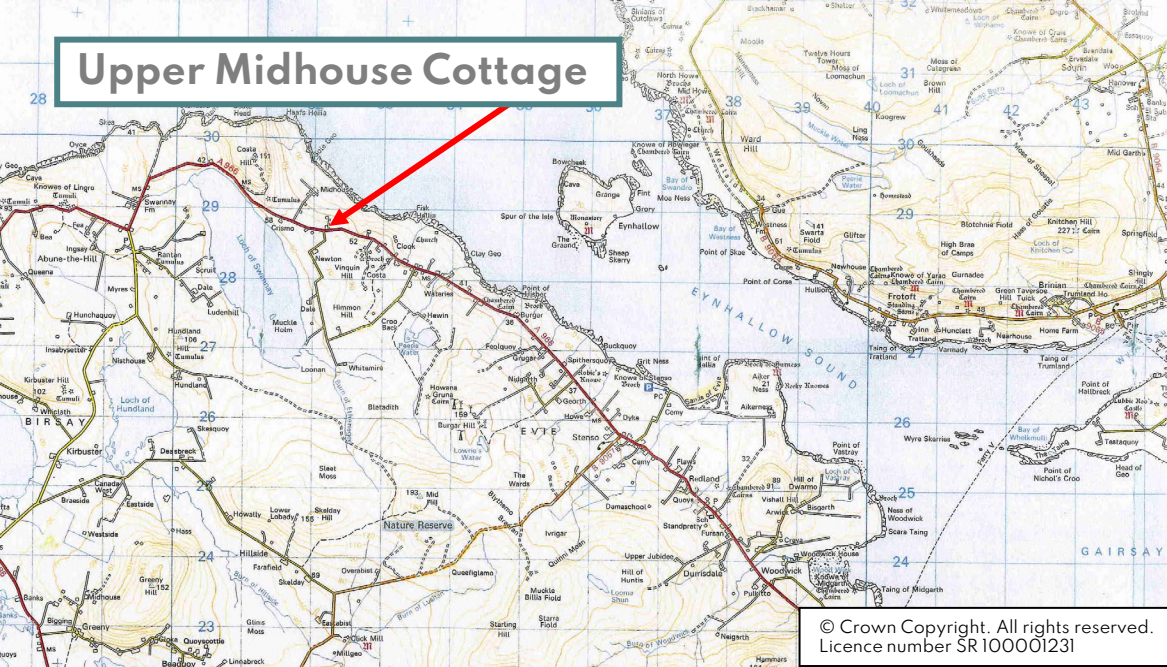
Kitchen
3.98m x 3.98m
(13'1" x 13'1")

Shower Room
1.71m x 1.95m
(5'7" x 6'5")

Conservatory
2.05m x 3.55m
(6'9" x 11'8")

GROUND FLOOR

Upper Midhouse Cottage



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SERVICES – Mains water and electricity. Shared septic tank.

COUNCIL TAX BAND – Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band D.

FIXTURES AND FITTINGS – All floor coverings, curtains and most items in the property can be included in the sale price with the exception of a bookcase in the living room.

ENTRY – By arrangement.

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

PRICE – Offers Over £140,000.

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.