



Schoolhouse,

Stenness, KW16 3LB

OFFERS OVER £250,000



Schoolhouse is a substantial 3 bedroom detached dwelling house set in a large mature garden. The well-presented property stands in good decorative order and features varnished wooden floors in several rooms. The living room has a deep alcove together with picture rail and a door into the garden. The dual aspect dining room has a solid fuel stove and varnished wooden flooring which extends into the hall and kitchen. There is a double Belfast sink in the kitchen and plumbing for a washing machine in the vestibule/utility room. The shower room, with heated floor, is on the ground floor and the bathroom is on the first floor. There is a dressing room off the master bedroom and each of the 3 bedrooms has a radiator. The enclosed mature garden includes a driveway, secluded sheltered seating areas, patios, trees, bushes, lawn, garden shed and store.

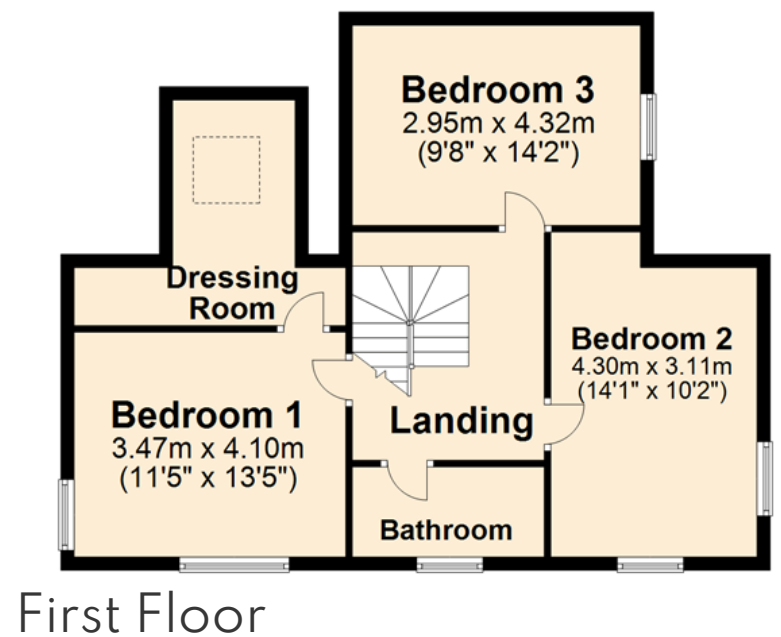
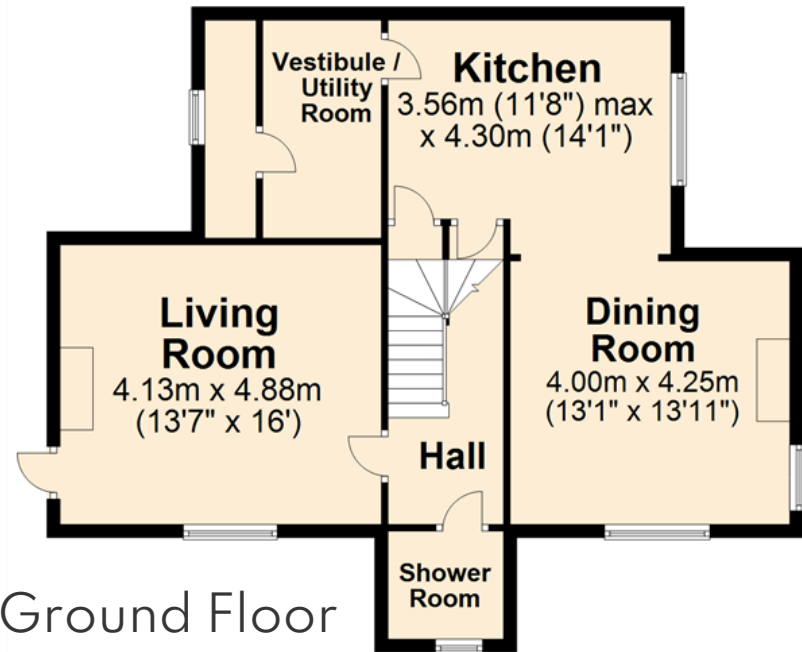
- Oil central heating.
- Mostly timber framed windows with secondary glazing.
- Spacious living room with door into the garden.
- Dual aspect dining room with solid fuel stove.
- Varnished wooden floors in hall, dining room and kitchen.
- Double Belfast sink in kitchen
- Vestibule/Utility room with plumbing for a washing machine and large cloak cupboard.
- Shower room and bathroom.
- Master bedroom with dressing room.
- Enclosed mature garden with driveway, trees, bushes, lawn, garden shed, store and patio.

LOCATION

Schoolhouse lies in Stenness village where there is a primary school, hotel and petrol station with shop/post office.











SERVICES – Mains services.

COUNCIL TAX BAND – Band D. 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 E.

ENTRY – By arrangement.

FIXTURES & FITTINGS - All floor coverings and blinds are included in the sale price.

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

PRICE – Offers over £250,000

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

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

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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.