



Meadow Cottage, Pierowall, Westray, KW17 2BZ

OFFERS OVER £160,000



Meadow Cottage is a 2 bedroom detached cottage enjoying beautiful panoramic views across Pierowall Bay. The attractive property is set in a large garden with several outbuildings, including a kiln.

The cottage has electric heating together with an oil-fired Doric Range in the kitchen. The windows are double glazed with uPVC surrounds. The dual aspect living room has picture rails and an electric focal point fire. There are fitted cupboards in the kitchen incorporating the Doric stove and plumbing for a washing machine.

The shower room has an electric shower and both bedrooms benefit from panel heaters.

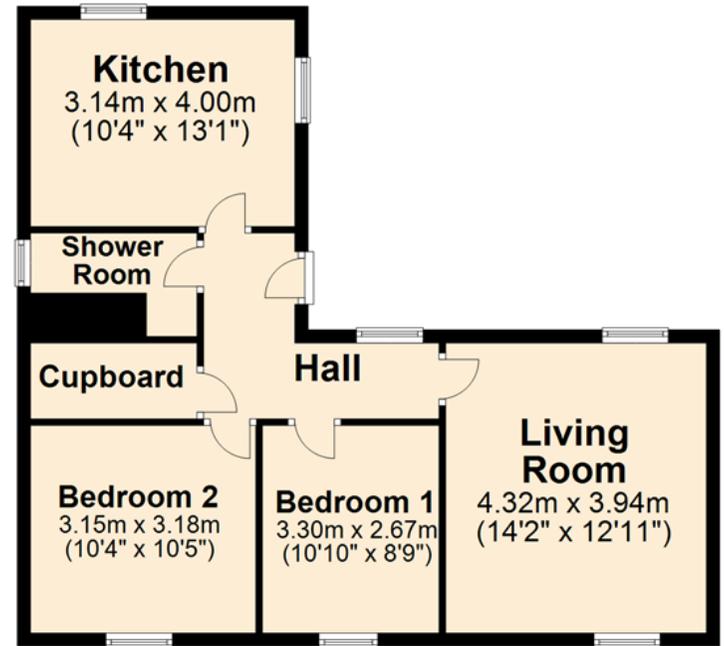
There are driveways at either side of the house, one leads to the garage and the other to a parking area/patio. The large garden is mainly to lawn together with trees, bushes and drying area. There is also a store, workshop, lean-to store and the kiln.

- uPVC framed double glazed window.
- Electric heating including focal point fire in the living room.
- Fitted kitchen with oil-fired Doric Range.
- Shower Room.
- Large garden with lawn, patio, trees and bushes.
- Garage, store, workshop and kiln.

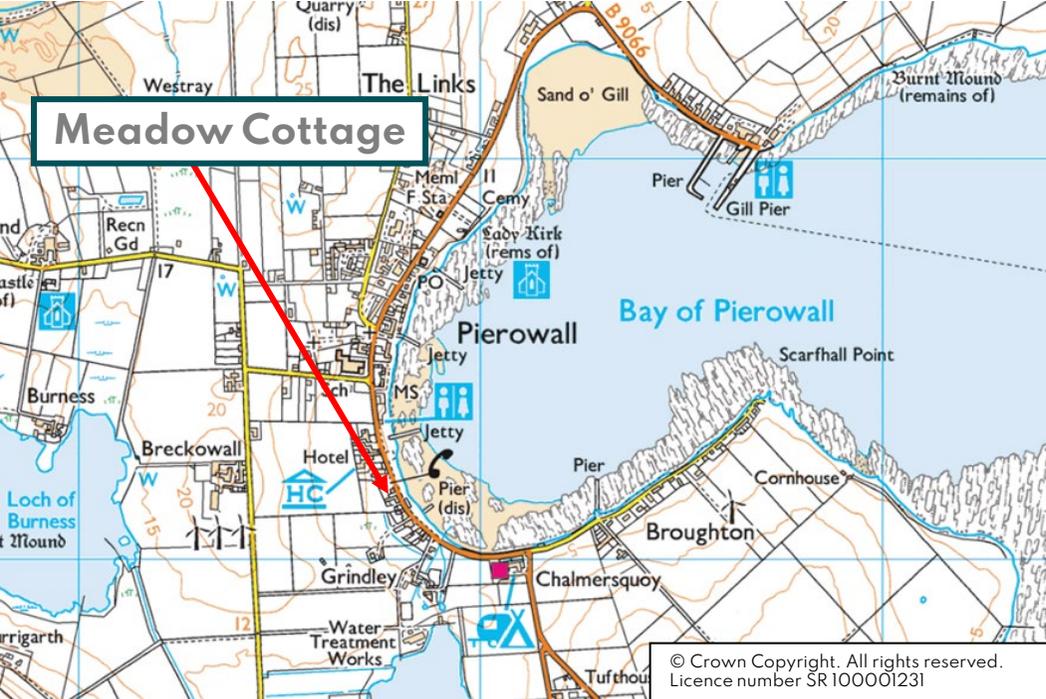
LOCATION

Meadow Cottage is set in Pierowall Village where there are primary and secondary schools, shops and hotel.





Kiln



SERVICES – Mains water & electricity. Private septic tank.

COUNCIL TAX BAND – Band A. 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 & FITTINGS – All carpets, curtains, cooker, washing machine, fridge/freezer and 3-piece suite are included in the sale price.

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

PRICE – Offers Over £160,000

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.