



**Westernness, Button Road,
Stenness, KW16 3HA**

OFFERS OVER £275,000





Westernness is a well-presented 4 bedroom bungalow offering spacious family accommodation. The attractive property enjoys an outstanding panoramic sea view and is set in a mature garden.

There is oil central heating and timber and uPVC framed double glazed windows.

The spacious living room has a large window and a modern solid fuel stove. The kitchen has a split-level floor with the dining area on the slightly lower level, there are fitted kitchen cupboards with integral hob, oven, cooker hood and plumbing for a dishwasher. There is a utility area, at the rear of the integral garage, with sink and plumbing for a washing machine.

The family bathroom has a walk-in shower cubicle and bath and there is a second toilet off the rear vestibule. All bedrooms have a radiator and bedrooms 1 and 3 benefit from a built-in wardrobe.

The garden includes a shed, patio, drying area and lawns.



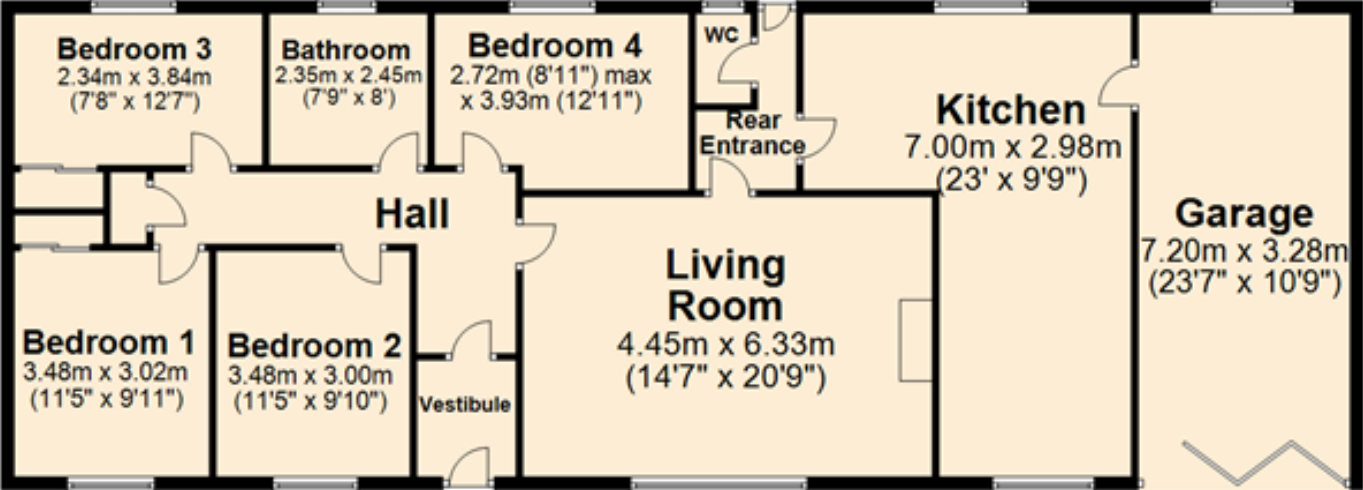
- Outstanding panoramic sea views.
- Oil central heating.
- Timber and uPVC framed double glazed windows.
- Spacious living room with modern solid fuel stove.
- Large kitchen with split level floor, dining area and integral appliances.
- Utility area at rear of integral garage.
- Bathroom with bath and walk-in shower cubicle.
- Second toilet off rear vestibule.
- Built-in wardrobe in bedrooms 1 and 3.
- Mature garden with shed, drying area and lawns.

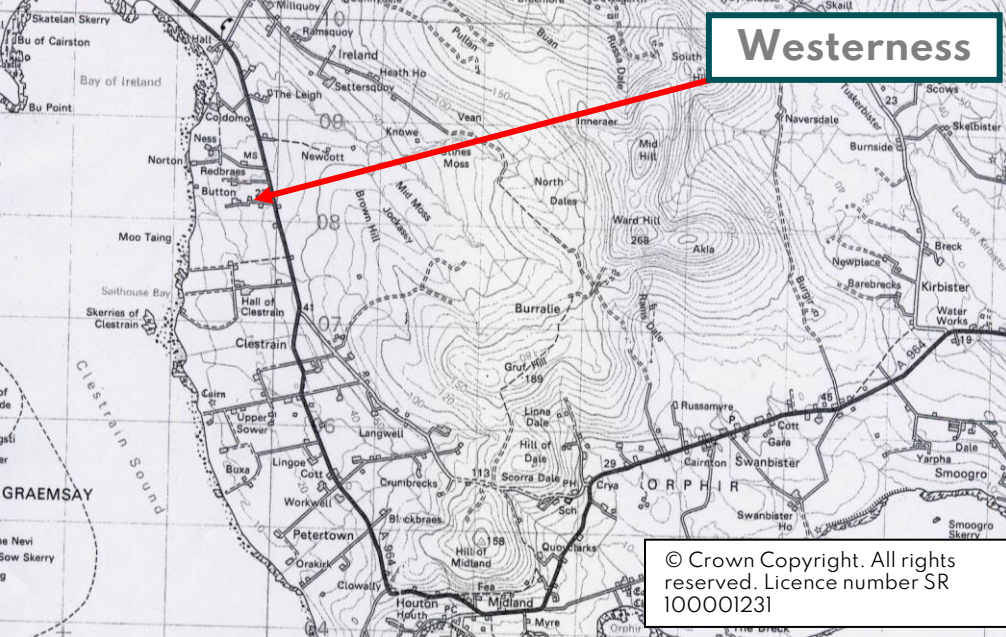
LOCATION

Westernness is situated approximately 5 miles from Stromness and 12 miles from Kirkwall.









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

COUNCIL TAX BAND – Band D. 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 D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

VIEWING – Viewings by appointment only. For an appointment to view please contact Lows Property Department.

PRICE – Offers over £275,000

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.