



Lower Coubister, extending to 3.7 acres or thereby
Firth, KW17 2ET

OFFERS OVER £300,000





Lower Coubister is a spacious 3-4 bedroom dwelling house set in 3.7 acres or thereby and enjoys beautiful panoramic sea views. The property offers a high standard of accommodation with the flexibility to create a self-contained one bedroom annexe if desired.

There is a spacious living room, with 3 windows and a door into the conservatory. The kitchen with open plan dining area. There is a bathroom with shower over the bath and a laundry room which leads to the third toilet.

The sitting room with kitchenette, together with bedroom 3 and its en-suite, could form the annexe. The sitting room is presently used as a 4th bedroom.

There is a large workshop/garage together with 2 additional large garages, and a store. The garden extends to 1.7 acres or thereby which is mainly to grass apart from a shelter section to the front of the house. The adjoining field extends to 2 acres or thereby.

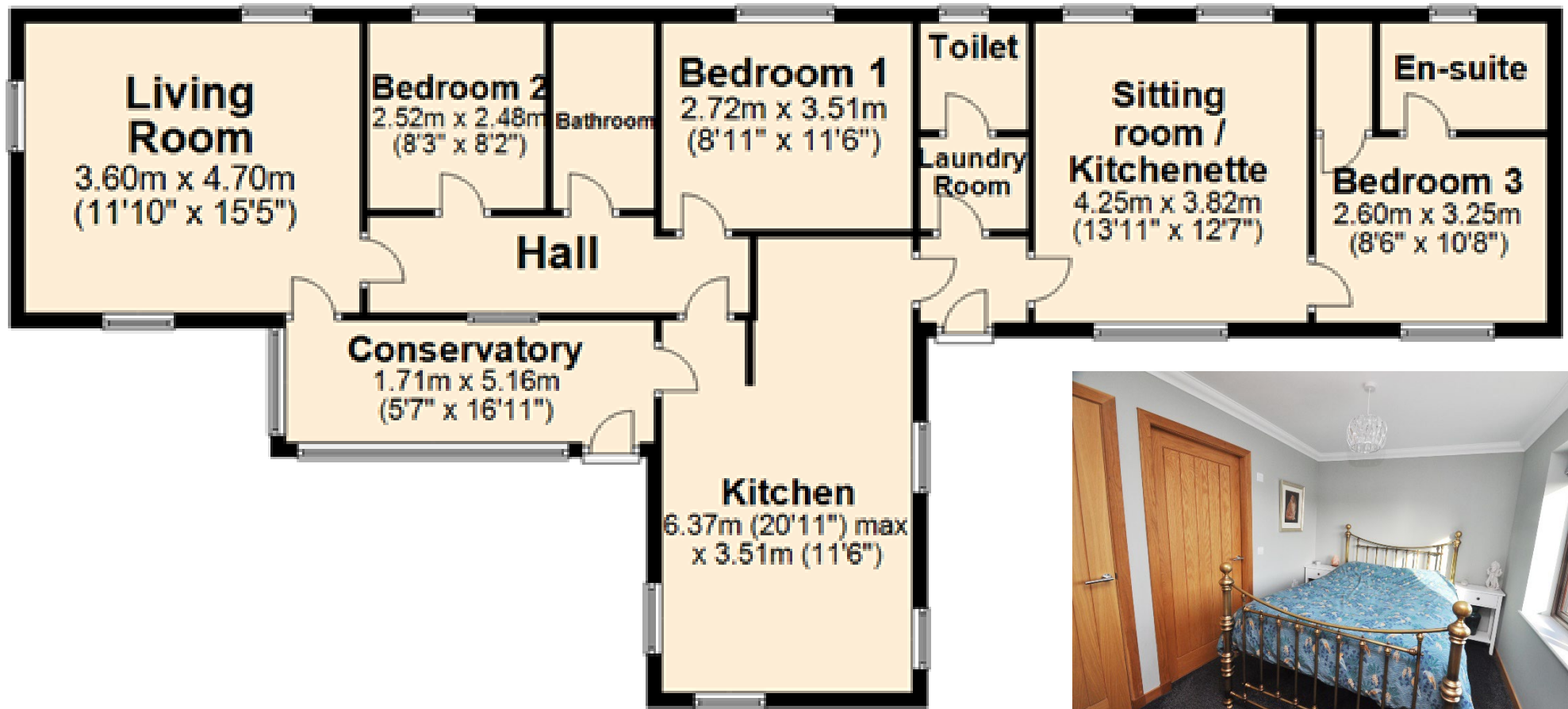
- Oil central heating.
- Timber & uPVC framed double glazed windows.
- Conservatory with doors into garden, living room and kitchen.
- Spacious living room.
- Sitting room with kitchenette, could be used as a 4th bedroom.
- Kitchen with dining area and modern fitted units.
- Bathroom with shower over bath.
- Bedroom 3 has an en-suite.
- Laundry room leading to third toilet.
- Large floored attic.
- Garage/workshop. 2 additional large garages and a store.
- Large garden and adjoining field.

LOCATION

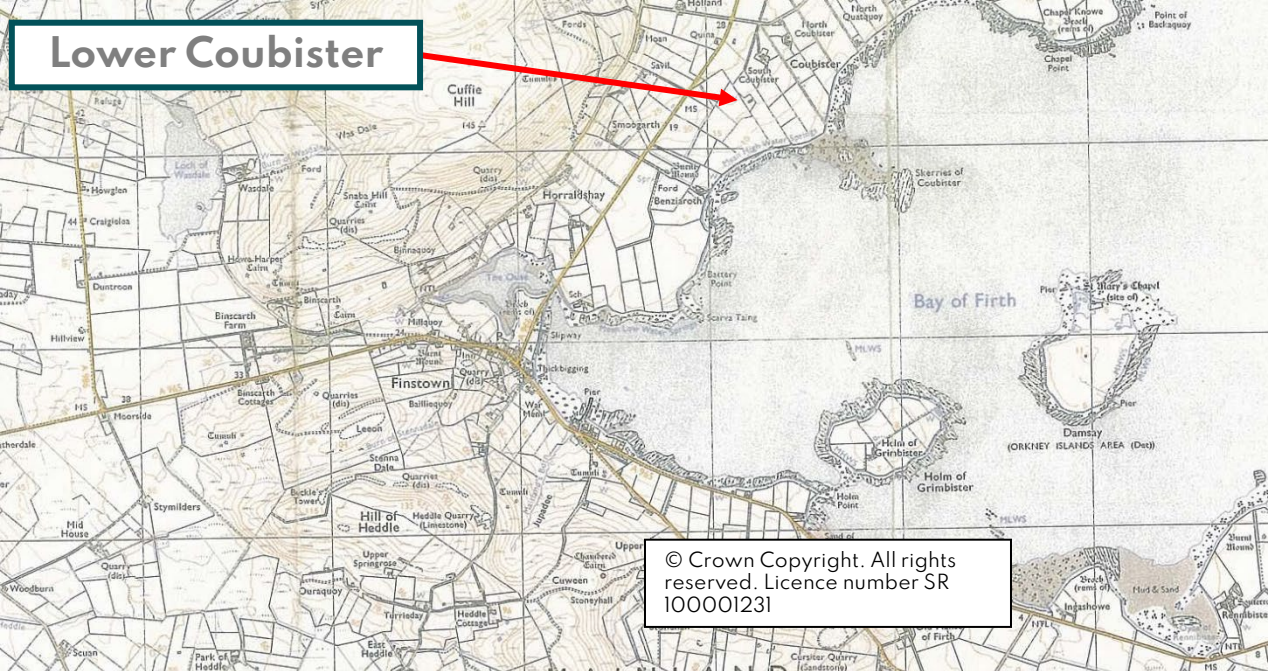
Lower Coubister is situated approximately 2 miles from Finstown, where there is a primary school, shop and garage and 8 miles from Kirkwall.







Lower Coubister



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SERVICES – Mains water and electricity. Private septic tank.

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 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 £300,000

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.