



# Faroe, Rousay, KW17 2PR

**OFFERS OVER £220,000**  
£15,000 less than home report valuation





Faroe is a spacious 2-3 bedroom dwellinghouse enjoying beautiful views across farmland, moorland hills and with sea views out towards Eday. The attractive property is set in a large garden of about 1 acre which is bordered by the Suso burn.

There is a hosted 5kW wind turbine together with oil fired central heating and uPVC framed double glazed windows. The house has laminate flooring throughout.

The accommodation includes a dual aspect living room and a large dual aspect kitchen with dining area. The living room could be used as a master bedroom. There are 2 reception rooms in the centre of the house that have previously been used as office/study/hobby rooms. One of these has a traditional box bed.

There is a bathroom with corner bath and shower, and a separate shower room. There are two utility rooms. Included in the sale are what is believed to be the parts of a conservatory, ready to assemble, connecting the living room and kitchen and taking in the sea view.

There is a large garage/workshop and a separate stone-built store. The garden includes mature trees and lawn.

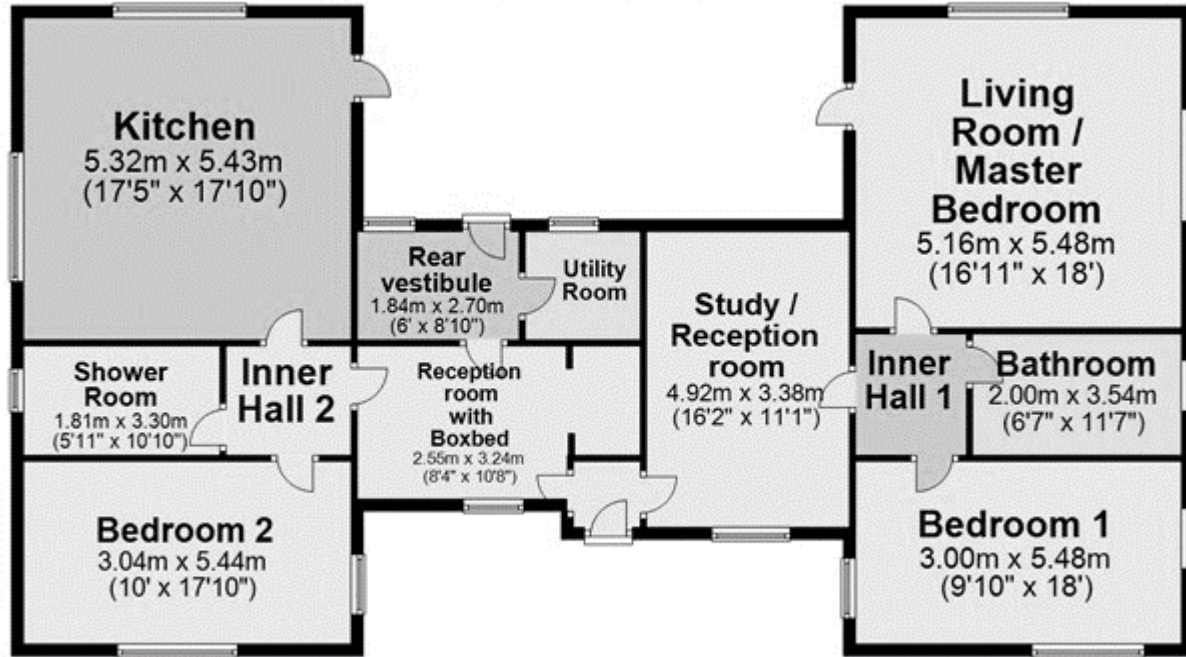
- Oil central heating
- uPVC framed double glazed windows.
- Hosted wind turbine.
- Dual aspect living room.
- Spacious kitchen with dining area.
- Shower room. Bathroom with corner bath and shower cubicle.
- Utility room. Store room.
- Study. Hobby room with boxbed.
- Garage. Store.
- Mature trees and lawn.
- No onward chain.

## LOCATION

Faroe is situated on the picturesque island of Rousay where there is a primary school, hotel and shop with post office. There is a regular ferry service between Rousay and the Orkney mainland.

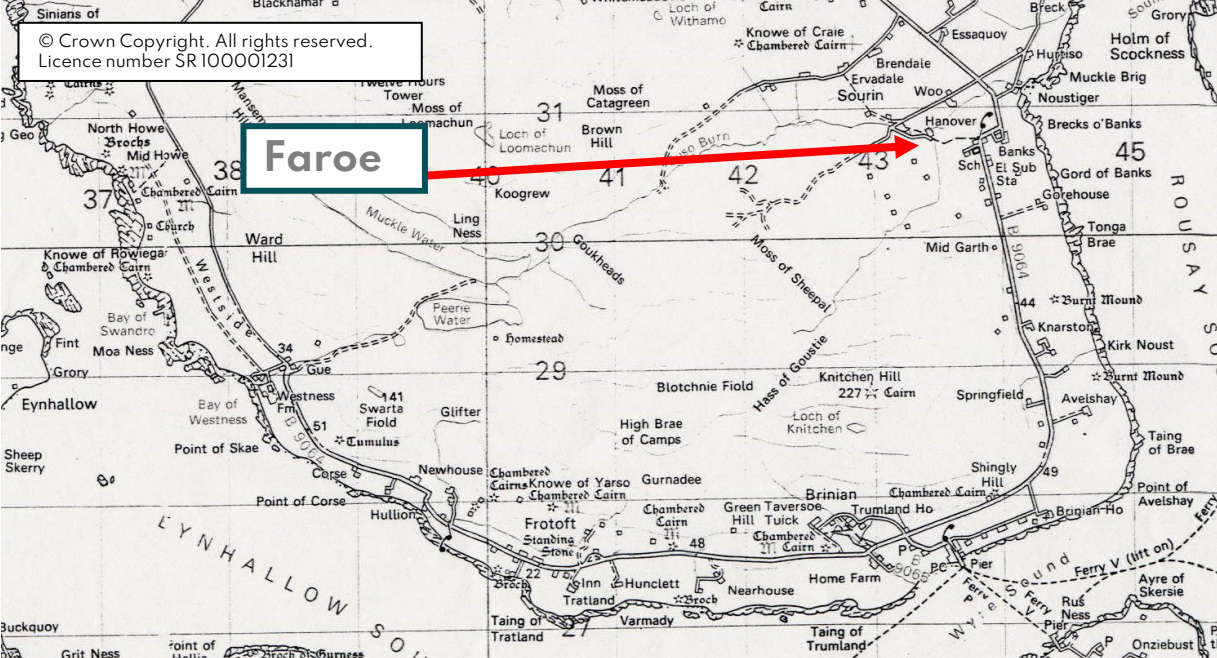








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**SERVICES** – Mains electricity, private water supply and private septic tank. Fibre Broadband.

**COUNCIL TAX BAND** – Band B. 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. No onward chain.

**FIXTURES & FITTINGS** – Most parts of what is believed to be a conservatory which fits the rear of the house.

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

**PRICE** – Offers over £220,000.

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

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**ETCN**  
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.