



Fixed Price £160,000

The Hubbit
Rousay, KW17 2PR

Harcus.



This two bedroom energy efficient dwellinghouse with an arched eco living turf roof is situated in an elevated position and nestled into the shelter of the hill on the beautiful island of Rousay and enjoying lovely views to the sea. Shingly Hill Local Nature Conservation Site is situated to the rear.

Rousay is brimming with many places of archaeological interest and bird watching opportunities and has excellent connections to the mainland by a roll-on, roll-off ferry service.

Accommodation comprises Entrance Hall, Open plan Living room/Kitchen, Utility room, two Bedrooms and a Shower room.

 2 bedrooms

 2 bathrooms

 1 Public room



Entrance Hallway

3.97m x 2.36m + 1.15m x 1m (13ft x 7ft 9" x 3ft 9" x 3ft 3")

Open plan Living room/Kitchen

5.63m x 4.37m + 3.48m x 2.41m (18ft 6" x 14ft 4" + 11ft 5" x 7ft 11")

The living room has good natural light from the two full length windows and double opening doors to the front of the property and enjoying the lovely views on offer to the sea. Carpeted and with a curved beam to the ceiling. Air source heating unit.

The kitchen area is fitted with units at floor level, worktop space sink and drainer. Integrated oven, hob and an extractor fan.



Utility

2.31m x 2.05m (7ft 7" x 6ft 9")

Fitted with units at floor and eye level with worktop space.

Plumbed for a washing machine and space for additional white goods.



Shower room

2.75m x 2.33m (9ft x 7ft 8")

Fitted with a large shower, W.C. and a wash hand basin.

Heated towel rail. Airing cupboard. Extractor fan.



Bedroom 1

4.13m x 2.87m (13ft 7" x 9ft 5")

This carpeted bedroom is situated to the front of the property enjoying the views on offer. Sliding patio door providing excellent light.



Bedroom 2

4.13m x 3.27m (13ft 7" x 10ft 9")

This bedroom is situated to the rear of the property. Carpeted and with neutral décor.



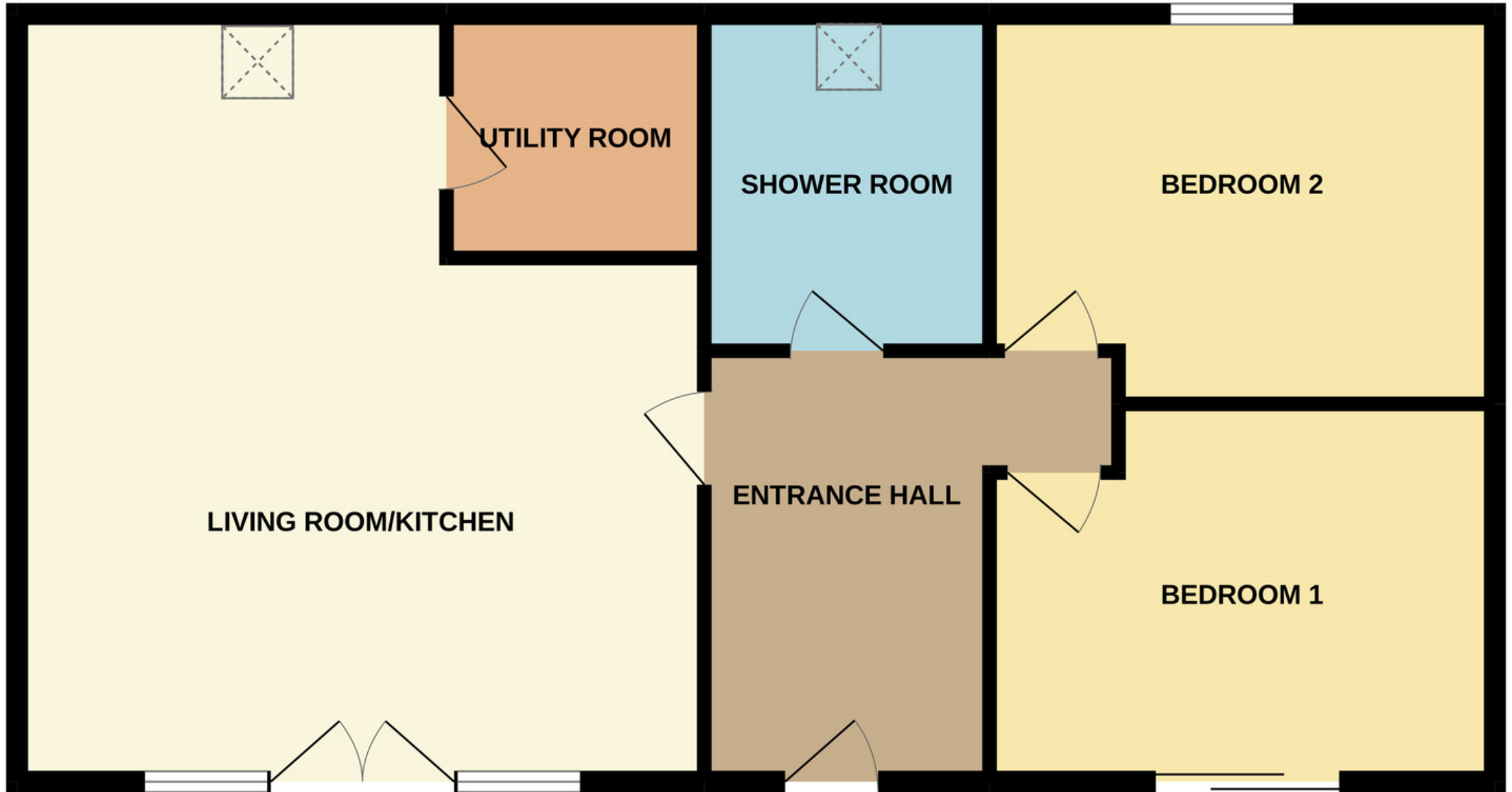
Outside

The stone chipped driveway leads to the property with ample parking for several cars and a covered walkway around the house.





Floorplan



The Hubbit has uPVC double glazed doors and windows and air source heating.

Services – Mains electricity, Private water supply, Septic tank

Council Tax

Band B. This may be reassessed when the property is sold.

Energy Performance Rating

Band C

Entry

By arrangement.

Fittings & fixtures

All floor coverings and light fittings are included in the sale.

Price

Fixed - £160,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Arrange a viewing


Contact us


Harcus Law
13 Bridge Street Kirkwall, Orkney
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Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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