



Offers over £95,000

Bow
Flotta, KW16 3NP

Harcus.





Bow is a delightful two bedroom detached property full of charm and character throughout. The property also benefits from two attic rooms. Outside are four outbuildings, all set within a mature garden.

Situated in a lovely peaceful location on the picturesque island of Flotta. Bow enjoys wonderful views to Kirk Bay where Orcas have been spotted along with the delightful sights and sounds of seals.

Excellent connections to Hoy and the Mainland by regular roll-on roll-off ferries.

Accommodation comprises of Entrance Vestibule, Hallway, Kitchen, Living room, Bathroom, two Bedrooms and two attic rooms.



 **2 bedrooms**

 **1 bathrooms**

 **1 Public room**



Entrance Vestibule

2.65m x 2.46m (8ft 8" x 8ft)

A half glazed entrance door leads into the welcoming vestibule with engineered laminate flooring and chic decor. Two cupboards. Radiator.

Hallway

2.93m x 0.84m (9ft 7" x 2ft 9")

Engineered laminate flooring. Access to the attic rooms.





Kitchen

3.90m x 2.87m (12ft 9" x 9ft 5")

This newly fitted kitchen has units at floor and eye level. Integrated eye level oven, gas hob and an extractor hood. Good run of worktops with a tiled splashback. Space for a fridge freezer. Window to the rear and a half glazed external door to the garden.



Living room

3.98m x 3.46m (13ft x 11ft 4")

Charming living room with an oil fired Stanley rayburn also providing the heating to the property. Exposed stone wall and a wood lined wall providing character. A window to the front and one to the rear of the property. Airing cupboard.





Bedroom 1

3.90m x 3.46m (12ft 9" x 11ft 4")

This bedroom is currently utilised as a sitting room. Exposed stone wall with an inset multi-fuel stove providing a cosy focal point. Window to the side and one to the front. Engineered laminate flooring and elegant calm decor. Radiator.



Bathroom

2.63m x 1.68m (8ft 7" x 5ft 6")

Comprising of a bath with shower attachment, wash hand basin and a W.C. Vinyl flooring and a window to the front. Tiled walls. Heated towel rail. Radiator.



Bedroom 2

2.93m x 2.87m (9ft 7" x 9ft 5") at most

This bedroom is situated to the rear of the property. With engineered laminate flooring and warm decor. Radiator.





Attic Landing

1.73m x 3.13m (ft " x ft ")

Attic room 1

3.96m x 3.13m (ft " x ft ")

With a velux window to the front. Built-in storage.



Attic room 2

3.31m x 3.13m (ft " x ft ")

Velux window to the front.

Outbuildings

Outbuilding 1 - 6.61m x 4.43m (21ft 8" x 14ft 6")

Outbuilding 2 - 4.60m x 4.43m (15ft 1" x 14ft 6")

Outbuilding 3 - 4.94m x 3.59m (16ft 2" x 11ft 9")

Outbuilding 4 - 3.56m x 2.67m (11ft 8" x 8ft 9")

The outbuildings have power and offer space for workshops and storage. Outbuilding 1 has recently had a new up and over door fitted. Outbuilding 4 currently houses the chickens.



Grounds

The garden grounds are laid to lawn with a parking area to the side. Lovely space to relax and enjoy the views on offer.



Bow has uPVC double glazed windows & external doors and oil central heating.

Services

Mains electricity and water, private septic tank

Council Tax

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

Energy Performance Rating

Band G

Entry

By arrangement.

Fittings & fixtures

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

Price

Offers over £95,000

Interested parties

Please note your interest to Marcus Law.

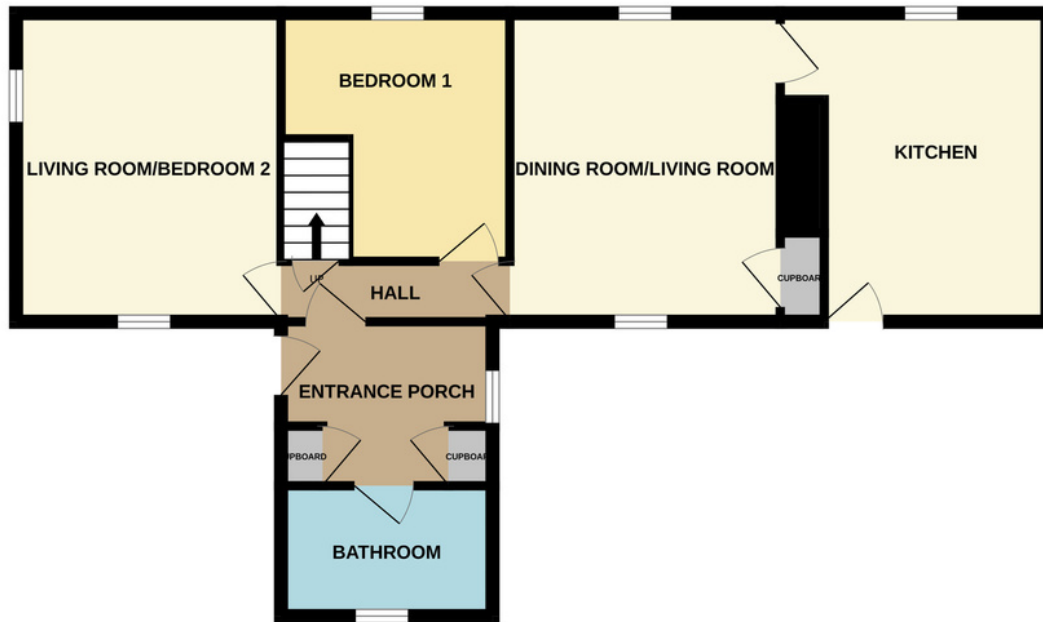
Offers

Written offers should be submitted to Marcus Law

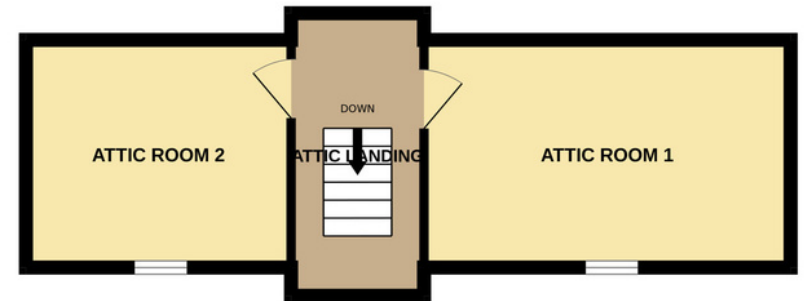


Floorplan

GROUND FLOOR



ATTIC FLOOR





Let us take care of the legal services

Whether you're buying or selling a property, remortgaging or transferring ownership rights, having the right expert support can make a world of difference.

With years of experience, and a jargon-free, tailored approach, you'll be in safe hands with our legal team. We offer a service that's transparent and comprehensive, providing you with value for money and always keeping you up-to-date at every stage.

It all starts with a conversation, get in touch for a quote today.

Find our properties on:

ZOOPLA

rightmove


OnTheMarket


Arrange a viewing

Contact us

Harcus Law
13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:
Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

Harcus Property has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of July 2023. All measurements are approximate sizes only. Harcus Property will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.