

**FOR SALE**

**Westbank Cottage**

**St Ola**

**Orkney**

**KW15 1TR**



**Offers Over**

**£150,000**

# About The Property

## LOCATION

The property is situated on the outskirts of Kirkwall with views over the town to the front of the property and of Wideford Hill / surrounding countryside to the rear.

## ACCOMMODATION

Accommodation comprises 2 entrance porches, vestibule, hallway, living room, kitchen, rear sun room, bathroom, bedroom and office to the ground floor with landing and 2 bedrooms to the first floor.

## DESCRIPTION

Westbank Cottage is a detached two storey house with:-

- UPVC double glazed windows
- Partial electric heating
- Kitchen – built in units & stainless steel sink
- Bathroom – bath, wash hand basin & W.C
- 2 front entrance porches
- Rear sunroom
- Outbuildings attached to both gables
- Rear garden with greenhouse
- Tarmac driveway to front of property with a number of timber sheds

The property offers great potential and will appeal to a range of purchasers. If the property is to be redeveloped a new septic tank may be required as it is currently shared with the neighbouring property.

Sitting Room



Kitchen



# Internal Photographs

Bedroom 1



Office



Bathroom



Sunroom

# External Photographs

Views



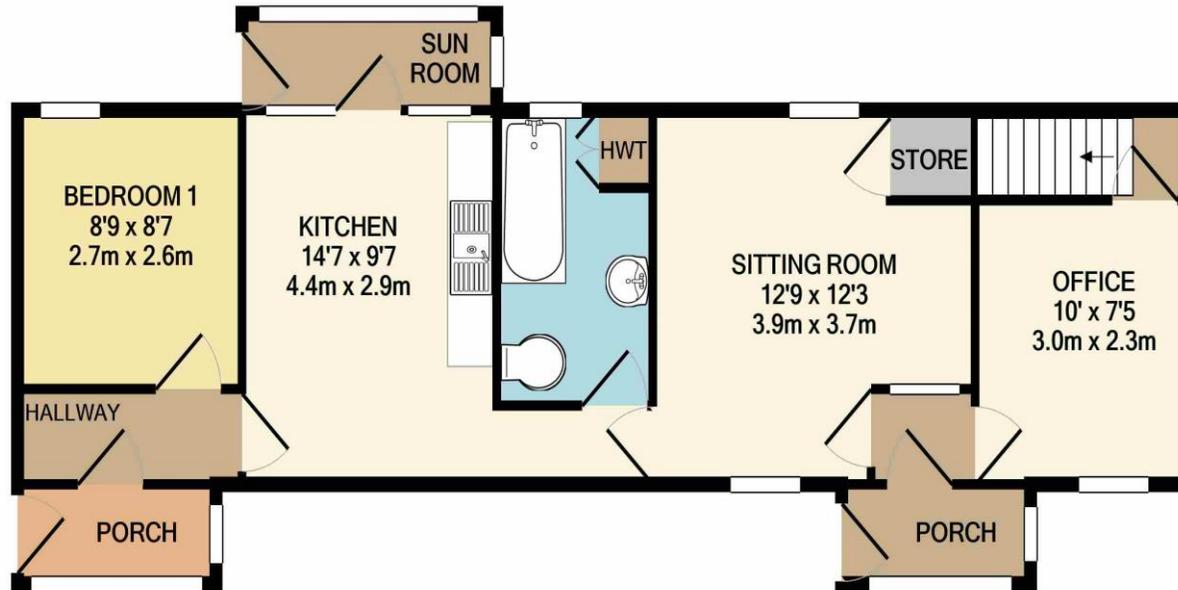
Outbuildings

Rear Garden

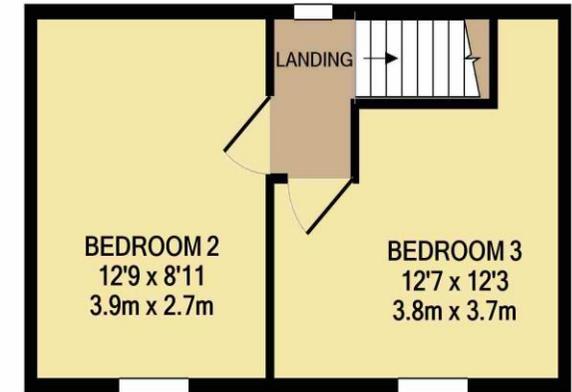


Outbuildings

# Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## COUNCIL TAX

The subjects are in Band C. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

## ENERGY PERFORMANCE RATING

The property has an energy rating of band G (16).

## SERVICES

Mains electric & water, telephone.  
Drainage to shared septic tank.

## FIXTURES AND FITTINGS

Floor coverings and curtains are included in the sale price.

## PRICE

Offers over £150,000 are invited.

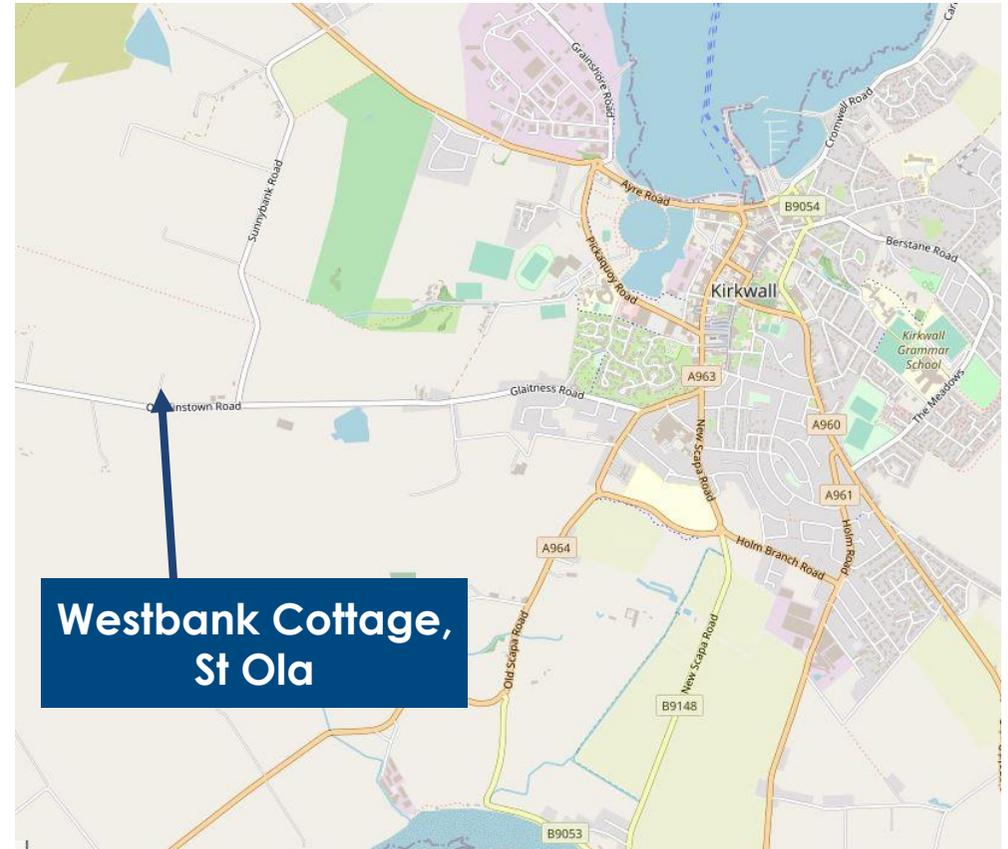
## VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01856 872 216

**Fax:** 01856 872 483

**Email:** [enquiries@dandhlaw.co.uk](mailto:enquiries@dandhlaw.co.uk)



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NOTES - These particulars have been prepared following inspection of the property on the 12 March 2020 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

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