



Orkney Property Centre

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Rose Cottage, Rackwick, Westray KW17 2DN
with garage/workshop, outbuildings and 4 acres of land or thereby.
Offers over £170,000



Well presented four bedroom detached spacious family home with garage/workshop, outbuildings and four acres of land or thereby. Wonderful views over the surrounding countryside and onwards to the sea.

Accommodation comprises of Living room, Kitchen, Utility room, Bathroom, four Bedrooms and Shower room.



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Downstairs Accommodation

Spacious L-shaped entrance hallway with stairs leading to the upper accommodation. Cupboard and under stairs cupboard providing storage. Two storage heaters.



Living room

6.32m x 4.68m (20ft 9" x 15ft 4")

Relaxing living room with large picture window and patio doors allowing the natural light to flood in. Multi-fuel stove with wood surround providing an inviting focal point. Television and telephone point. Storage heater.



Kitchen

6.3m x 3.86m(at widest) (20ft 8" x 12ft 8")

Fitted with a range of units at floor and eye level with integrated dishwasher, oven, extractor fan, gas hob and space for a fridge freezer. Good run of worktops with a tiled splashback. Large built-in larder cupboard. Ample room for a table and chairs. Vinyl flooring and two windows to the rear of the property. Telephone point. Storage heater.

Utility room

2.28m x 2.2m (7ft 6" x 7ft 3")

Plumbed for a washing machine with worktop space, sink and drainer. Excellent storage provided by the shelved cupboards also housing the hot water tank. External door.



Bedroom 1

3.49m x 3.48m (11ft 5" x 11ft 5")

Carpeted with neutral décor and window to the front of the property. Double built-in wardrobes with hanging rail and shelves. Television and telephone point. Panel heater.



Bedroom 2

3.28m x 2.43m (10ft 9" x 8ft)

Carpeted bedroom with open views to the rear of the property. Built-in double wardrobes with hanging rails and shelving providing excellent storage. Television point. Panel heater.



Bathroom

2.42m x 1.92m (7ft 11" x 6ft 4")

Fitted with a three piece suite with shower over the bath. Wash hand basin fitted into a vanity unit. Folding glass shower screen. Window to the rear. Light with shaving point. Heated towel rail.

Downstairs Accommodation

Bedroom 3

5.08m x 4.05m (16ft 8" x 13ft 3")

Spacious double bedroom with excellent views over the surrounding countryside and the sea. Abundant room for additional freestanding furniture. Carpeted with neutral décor. Panel heater.



Shower room

3.73m x 2.98m(at widest) (12ft 3" x 9ft 9")

This shower room interconnects Bedroom 3 and 4. Fitted with a three piece suite with separate lined shower cubicle. Cork tiled flooring and velux window. Light with shaving point. Heated towel rail.



Bedroom 4

5.09m x 3.23m (16ft 8" x 10ft 7")

Large double bedroom with open far reaching views to the rear of the property. Plentiful room for freestanding bedroom furniture. Carpeted with tasteful décor. Panel heater.



Rose Cottage benefits from upvc double glazed windows and doors and is heated by a combination of storage and panel heaters enhanced by the multi-fuel stove.

Outside



Outbuildings

5.71m x 2.23m (18ft 9" x 7ft 4")
9.25m x 3.19m (30ft 4" x 10ft 6")

Excellent outside storage.
Second outbuilding with power and lighting.

Garage/Workshop

12.15m x 6.34m (39ft 10" x 20ft 10")

Large garage/workshop with sliding double doors. Power and lighting.



Four acres or thereby to the side and rear of the property.





More photographs and video footage are available in our office.

Services – Mains services, Septic tank, Telephone

General Notes -

- **Council Tax** – Band D. The charge for the year 2009/2010 is £1221.77 (£916.33 for single occupancy). This may be reassessed when the property is sold.
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Price** – Offers over £170,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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