

# WESTBURN, LONGHOPE, KW16 3PG

## OFFERS OVER £100,000

**£10,000 less than Home Report Valuation**



## ACCOMMODATION

**VESTIBULE -**  
2.2m x 1.2m

**KITCHEN -**  
3.5m x 2.77m +  
2.28m x 2.2m

**HALL -**  
2.34m x 1.85m +  
1.8m x 0.86m

**LIVING ROOM -**  
4.22m x 3.66m

**BATHROOM -**  
2.73m x 1.75m

**BEDROOM 3 -**  
3.7m x 2.3m

**LANDING -**  
1.8m x 1.06m

**BEDROOM 1 -**  
4.2m x 3.64m

**BEDROOM 2 -**  
4.2m x 3.67m



Westburn is a 3 bedroom semi-detached dwellinghouse forms part of the former Customs House. The property is situated in Longhope village on the island of Hoy and enjoys beautiful views of the bay.

The dwellinghouse enjoys oil central heating together with an attractive fire place in the living room. The kitchen has fitted cupboards and plumbing for a washing machine together with space for a table and chairs.

Also on the ground floor are the bathroom and a bedroom. There are two double bedrooms on the first floor.

The garden includes a store which will require prompt attention, lawn and trees, bushes and shrubs.

The island of Hoy is one of Orkney's south isles and is connected to the mainland by scheduled ferry services. The amenities on the island include a primary school, swimming pool, general store, post office and hotels.



**SERVICES** - Mains water and electricity. Private septic tank. Telephone.

**COUNCIL TAX BAND** – Band A. 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** – Band F

**FIXTURES & FITTINGS** - All floor coverings are included in the sale price.

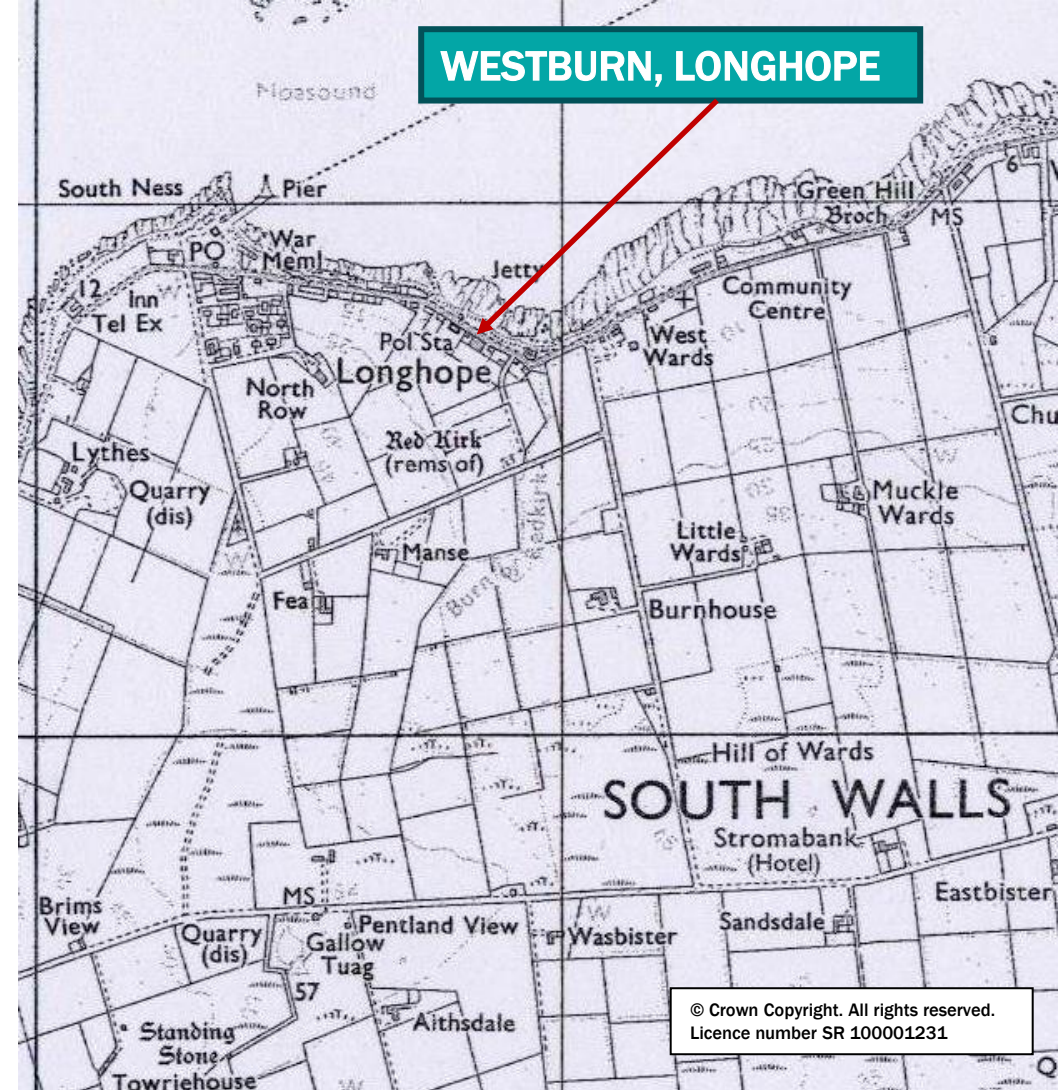
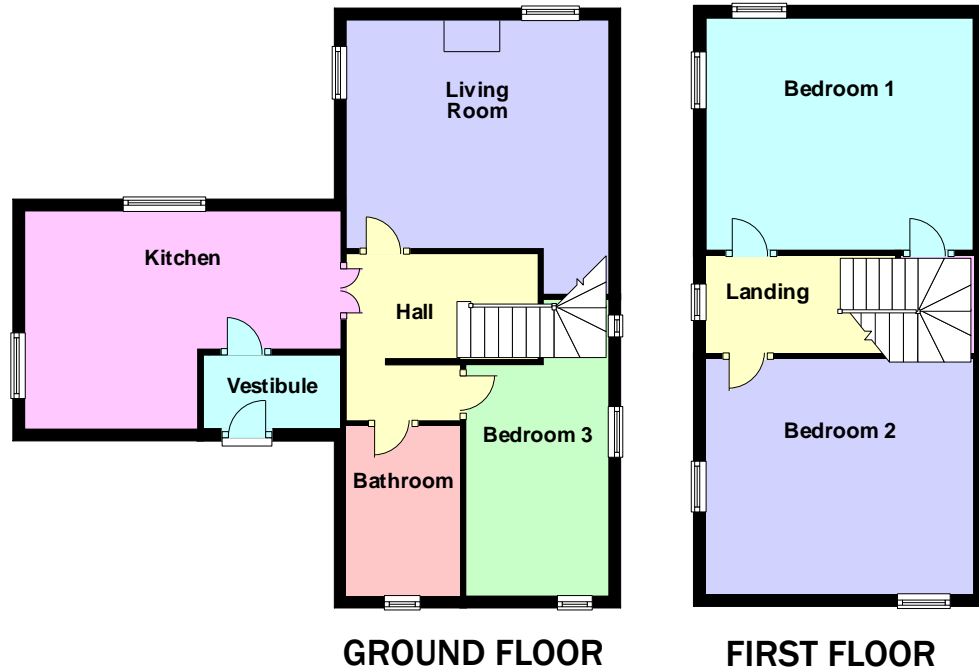
**ENTRY** – Early entry available.

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

**PRICE** - Offers over £100,000  
**Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.**



## WESTBURN, LONGHOPE



## DJMF

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.

**Lows**  
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