



Firth Manse, Heddle Road, Finstown, Firth, Orkney, KW17 2EG



Property

Bright and spacious four-bedroom detached house situated in a good-sized plot, with superb views. The property is located in the picturesque village of Finstown, in the west Mainland of Orkney, in a peaceful setting and would make a perfect family home.

With a flexible floor plan and excellent storage throughout including a basement area, the property also features excellent garden grounds, outbuildings and is set next to a wonderful public park. The property also benefits from double glazing throughout.

The accommodation comprises:

Lower Ground Floor: Kitchen/Dining Room, Dining Room, Hall, Rear Vestibule, WC.

Upper Ground Floor: Two Sitting Rooms, Hall, Front Vestibule.

First Floor: Two Bedrooms, Hall **Second Floor:** Three (3nr) bedrooms, Bathroom, Landing.

Gross Internal Floor Area: 257m². In addition, the area of the basement storage area is 50m².

Externally there are stone built outbuildings to the rear of the house with overall internal dimensions approximately 14m x 3m. There is also a greenhouse to the rear of the garden.

To the front of the house, a driveway leads to a parking area with space for multiple cars. The property is fully enclosed with a large walled garden to the rear.



Local Area

Finstown lies at the head of the Bay of Firth, halfway between Stromness and Kirkwall on Mainland Orkney. The village has Firth Primary School, a general store and post office, as well as a pub, shop and a superb park right on the doorstep of the property. The village also features two hairdressers, a takeaway and car garage.

The largest town on Orkney, Kirkwall, is around 7 miles away where you will find excellent amenities including a diverse range of businesses and independent retailers on the award-winning high street. National supermarkets are located just out with the town centre. The town also offers a wide choice of hotels, restaurants and cafes.

Kirkwall has captivating historical sites, such as St Magnus Cathedral, the Bishop's and Earl's palaces, and the Orkney Museum.



Please Note

Access to the property is via a servitude right over a private road.

Viewing Arrangements

By appointment with The Church of Scotland Law Department-
properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland General Trustees-Scottish Charity No

