

# Miran, Kirbister, Stromness



**OFFERS OVER £150,000**

*J.E.P. Robertson & Son*

## COTTAGE

Requires complete renovation and modernisation but is connected to all services.

### Livingroom: 15'6" x 11'1"

Windows south and east facing; open fire; 1DPP; telephone socket

### Box room 1: 7' x 6'6"

Skylight window

### Kitchen/scullery: 7'7" x 6'6"

Skylight window; 1DPP

### Shower room: 8'11" x 3'8"

WC and whb; tiled shower cubicle.

### Bedroom: 11'11" x 8'4"

Window south facing; open fire; 1SPP.

### Box room 2: 13' x 5'3"

Windows north west and south west facing.





### **OUTBUILDINGS**

Shed 1: 41'1" x 19'

Shed 2: 17'9" x 17'1"

Byre 1: 29'8" x 15'2"

Byre 2: 31'10" x 12'11"

Byre 3: 14'5" x 15'3"





## **OUTBUILDINGS**

Byre 4: 37'6" x 13'

Byre 5: 11'07" x 8'9"

Store: 16'10" x 12'2"

Garage: 24' x 16'3"

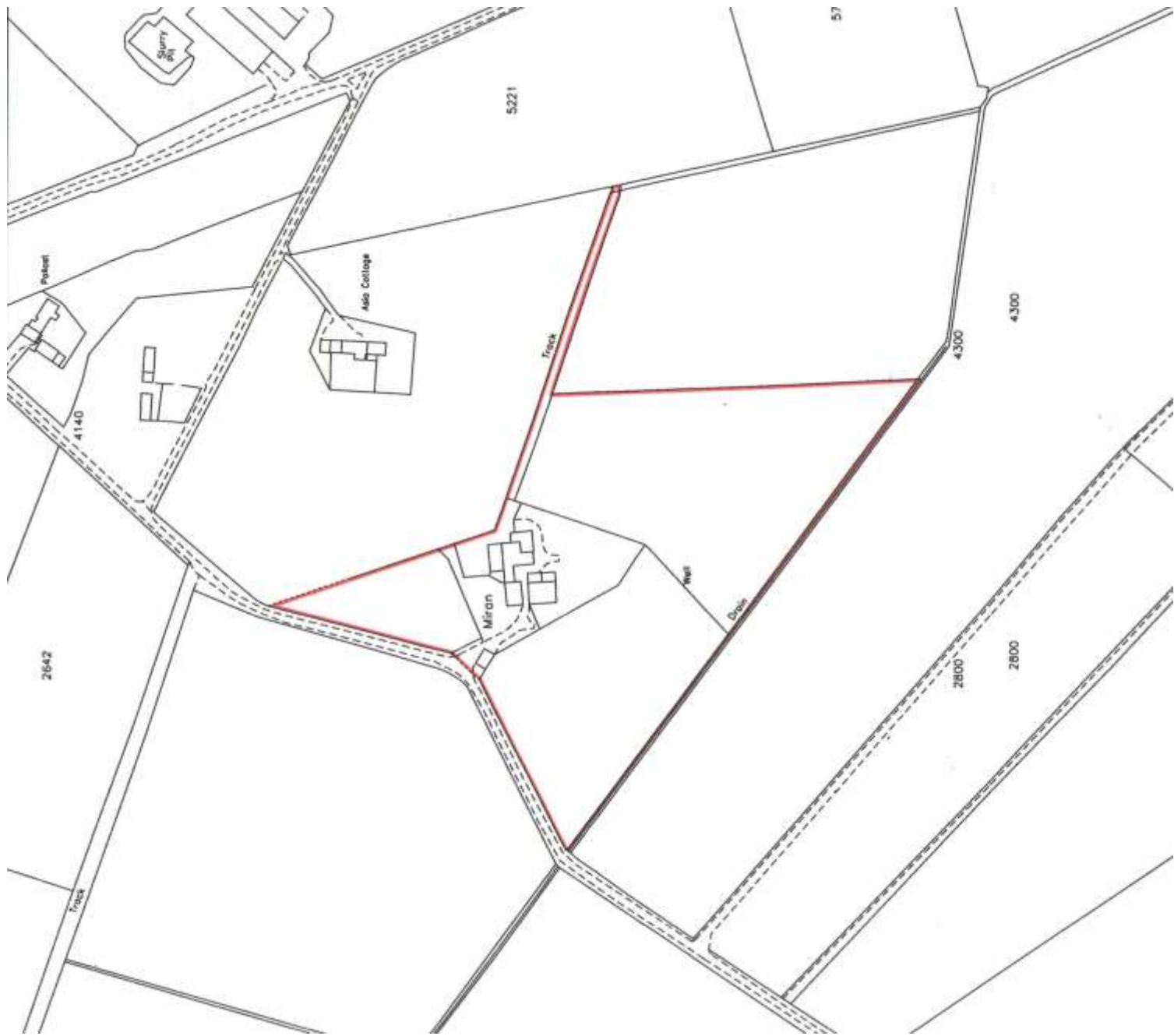








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Miran is a smallholding in a peaceful rural location with cottage, variety of outbuildings and land extending in all to 6.6 acres and shown outlined in red on the plan annexed.

The outbuildings comprise two large sheds and four former byres containing animal stalls and pens with mains electricity and water connections throughout. In addition, there are several small stone-built stores and a detached, spacious garage.

A mature, walled garden lies adjacent to the house which contains a variety of mature trees and shrubs.

The land is arable, fenced and served by water troughs.

The house requires complete renovation and is, in all likelihood, uninhabitable in its present condition.

Lies just a short drive from Stromness. Unrestricted views over the west mainland countryside.

The property has great development potential and viewing is highly recommended to appreciate the location.

<b>Price:</b>	Offers over £150,000 are invited
<b>Viewing:</b>	For appointment to view please contact the selling agents or telephone 07786296813
<b>Entry:</b>	Immediate
<b>Services:</b>	Mains electricity, water, telephone; drainage to private septic tank
<b>Council Tax:</b>	The subjects are Band A. The Council Tax Band may be re-assessed by the Orkney and Shetland Valuation Joint Board when the property is sold and renovated. This may result in the band being altered
<b>Offers:</b>	Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a Scottish solicitor will be advised of any closing date

*While the above particulars are believed to be correct, they are not warranted and may not be used in any missive or conveyance of the subjects.*