



Flotterston House, Sandwick, KW16 3LP

Offers Over £610,000

Flotterston House is a 200 year old former manse positioned in a 1.75 acre, mature garden with panoramic views over farmland to Skailloch. The property includes an additional half acre field and two garages.

This grand family home has recently been redecorated to a high standard and offers well proportioned rooms as expected in a property of this period. The ground floor comprises a living room, dining room, a large country kitchen/dining room with AGA, utility room, cloakroom, a double bedroom, office and a shower room.

A grand staircase with beautiful arched window leads to five further bedrooms, all with countryside views, and a bathroom on the first floor. There is a further bedroom and shower room on the first floor of the extension.

This impressive property is located in Sandwick in the West Mainland of Orkney, close to Orkney's world renowned neolithic sites including Skara Brae and spectacular coastal walks at Yesnaby.

Electricity: Mains

Water: Mains

Drainage: Private septic tank

Heating: AGA heats water filled central heating system with energy efficient panel radiators providing additional heat.

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VIEWINGS

By appointment only, arranged through K Allan Properties.

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DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed.

Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

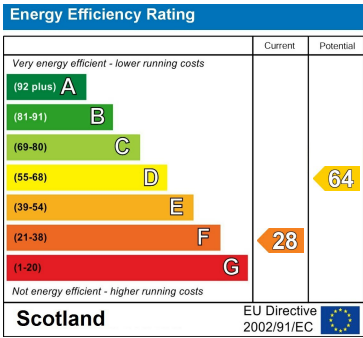
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.