



## Mounthigh, Stronsay, KW17 2AJ

Offers Over £30,000

Mounthigh is an extended 1 bedroom traditional cottage in need of complete renovation on the beautiful island of Stronsay.

Accommodation comprises an entryway/sun room, living room, kitchen, bedroom and bathroom. There is additional storage space in the attic rooms, currently accessed from a small staircase in the kitchen.

There is a walled garden to the front of the property, also in need of renovation.

There is no home report required for this property as it is deemed as uninhabitable. Please contact our office for further information.

Stronsay is known for its beautiful sandy beaches and spectacular coastal walks. The Island boasts a Junior High School, local shop, cafe and community owned hotel. There are regular flights and a ferry service from Kirkwall.

## SERVICES

Electricity: MAINS

Water: MAINS

Drainage: SEPTIC TANK

Heating: OPEN FIRE

COUNCIL TAX -BAND A - CURRENTLY  
DEEMED UNINHABITABLE

Measurements are approximate. We have not tested electricity, gas, water services or any appliances. Photographs may have been taken with a wide-angle lens.

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email  
info@kallanproperties.co.uk

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

## BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We first received this award in 2023 for sales and are delighted to have been recognised for our high standard of work every year since.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area. If you want to achieve the best results for your property sale, while receiving the best customer service, we would love to help.

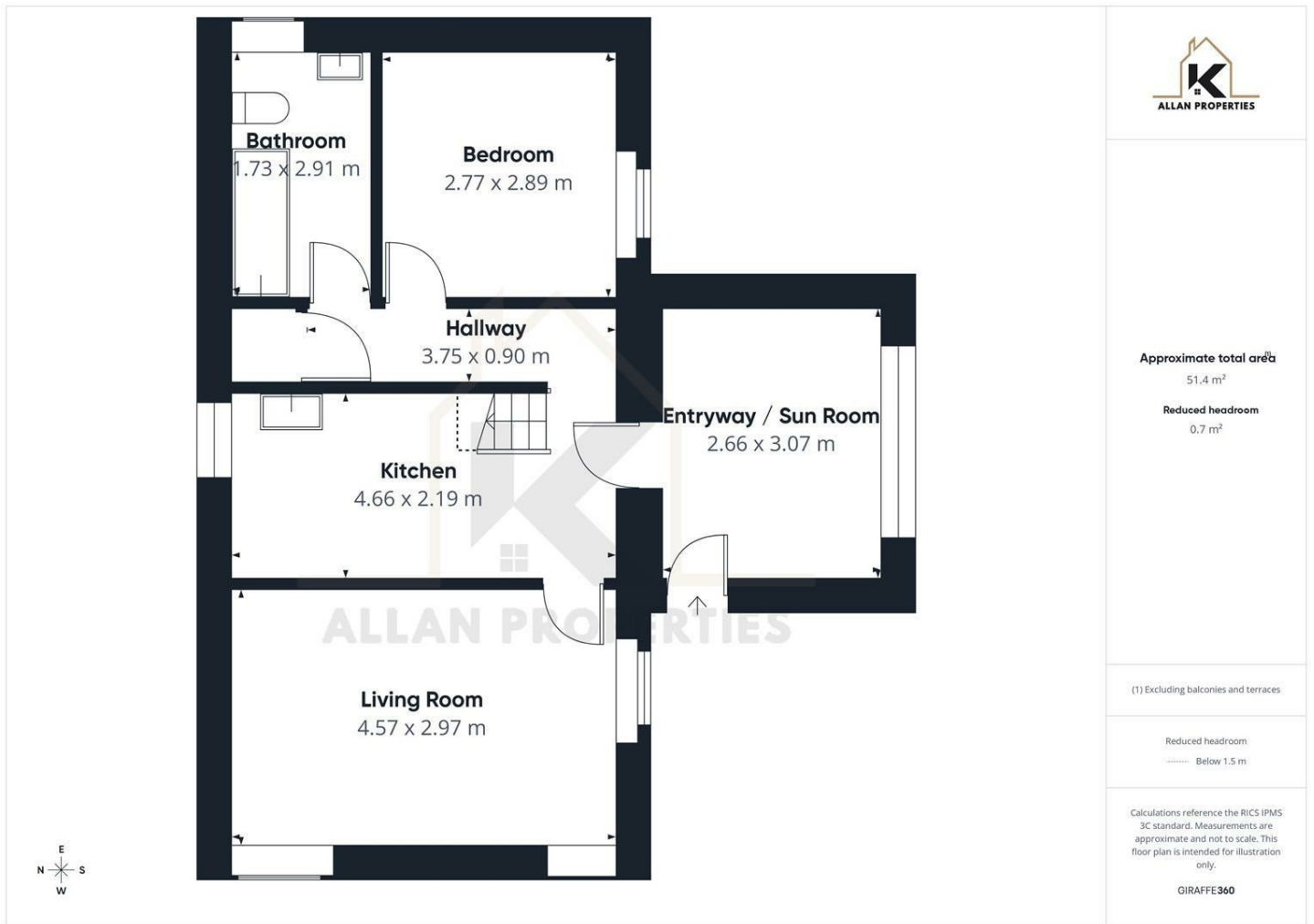
## ANTI MONEY LAUNDERING LEGISLATION

As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us, as selling agents, to perform various checks on the property buyers. We will require certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion until these requirements have been fully satisfied.

## 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.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk) <https://www.kallanproperties.co.uk>