



## KNAPPER, ROUSAY PANORAMIC VIEWS



### Knapper, Rousay, KW17 2PR Offers In The Region Of £145,000

Welcome to Knapper; an extended traditional stone built cottage in a tranquil island location with beautiful sea views. This traditional property has a well appointed kitchen, dining room, living room, bedroom, shower room with separate WC and a sunroom/entrance.

There is a spacious workshop and further outbuilding with toilet. The generous garden has mature shrubs and trees and spectacular island views.

Rousay benefits from a regular ferry service from Tingwall; the crossing takes approximately 25 minutes. Local amenities include a primary school, shop, community owned hotel, post office and heritage centre. Rousay boasts some of Orkneys richest archaeology and wildlife.

Electricity: Mains  
Water: Bore hole  
Drainage: Septic Tank  
Heating: Electric storage heaters

Council Tax Band A

#### 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 received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

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, combined with receiving the best customer service, we would love to help.

#### VIEWINGS

By appointment only, arranged through K Allan Properties.

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

#### OFFERS

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON  
OUR WEBSITE

#### 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.

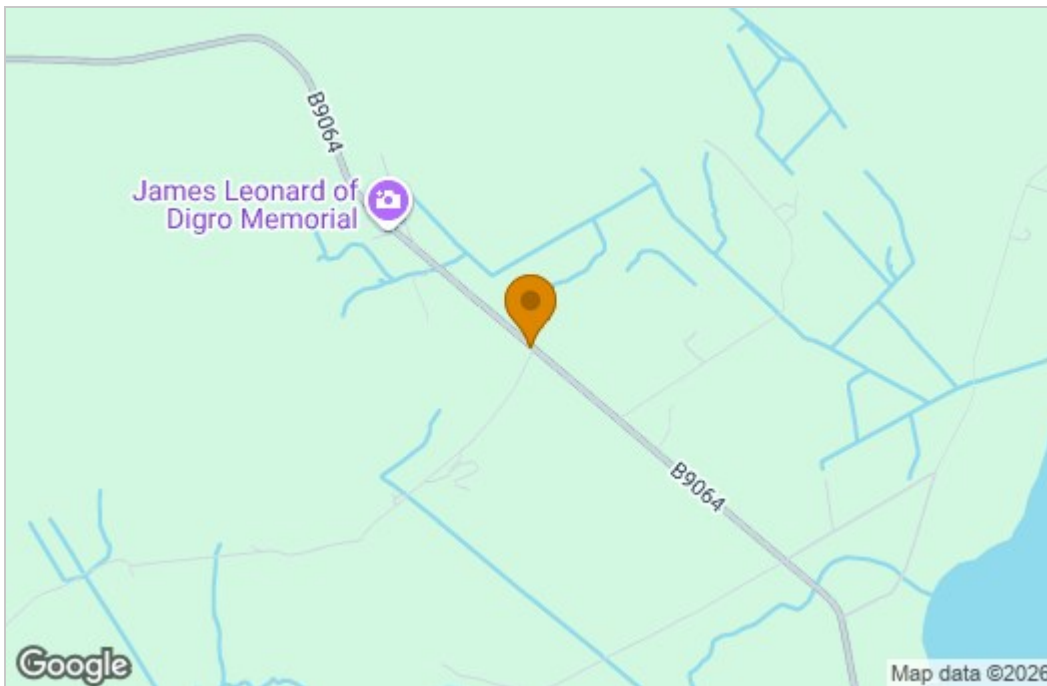
Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

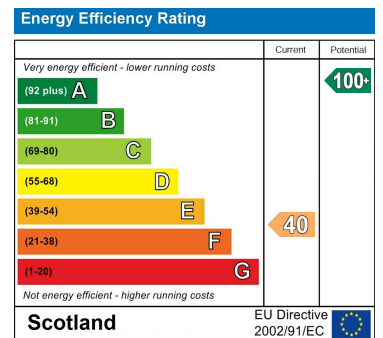
# Floor Plan



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

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