

**PENTHOUSE, FRONT ROAD,
ST MARGARET'S HOPE, KW17 2SL
OFFERS OVER £60,000**

£15,000 BELOW HOME REPORT VALUATION



ACCOMMODATION

**DINING ROOM –
4.8m x 2.6m**

**LIVING ROOM –
5.62m x 2.7m**

**KITCHEN – 2.6m x
3.2m**

**SHOWER ROOM –
3.26m x 2.6m
(max)**

**LANDING –
1.72 m x 1.55m**

**BEDROOM 1 –
4.73m x 2.5m**

**BEDROOM 2 –
3.86m x 2.74m**

Penthouse is an attractive two bedroom dwellinghouse situated close to the water front in the picturesque village of St Margaret's Hope.

The property has oil central heating and UPVC framed double glazed windows.

The accommodation includes a large open plan dining room – living room extending to 10.4m x 2.6m approximately with a spiral staircase leading up to the 2 double bedrooms and an archway into the kitchen.

The kitchen has fitted floor and wall cupboards incorporating plumbing for a washing machine and a 5 ring gas hob. The fridge/freezer, washing machine and a halogen oven are included in the sale price. There is also a rear door into the courtyard and a spiral staircase leading up to the shower room.

The walled rear courtyard has a drying area and a door onto Back Road.



SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band B. The Council Tax Band may be re assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

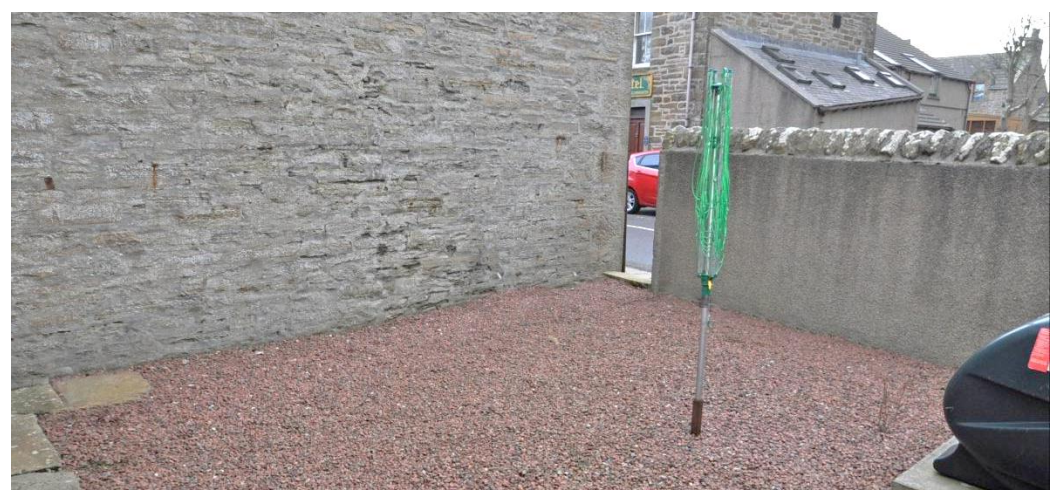
ENERGY PERFORMANCE RATING - Band D.

ENTRY - By arrangement.

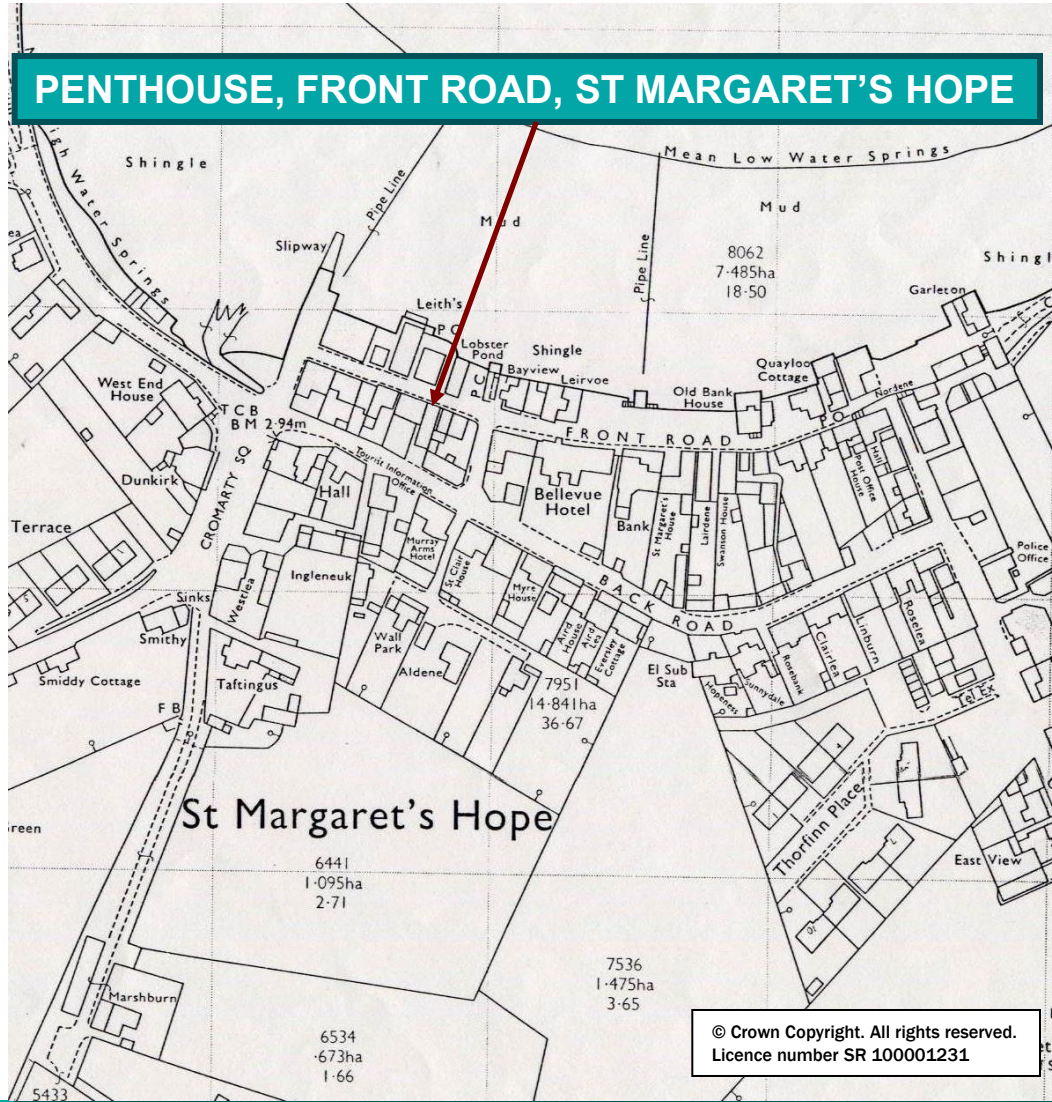
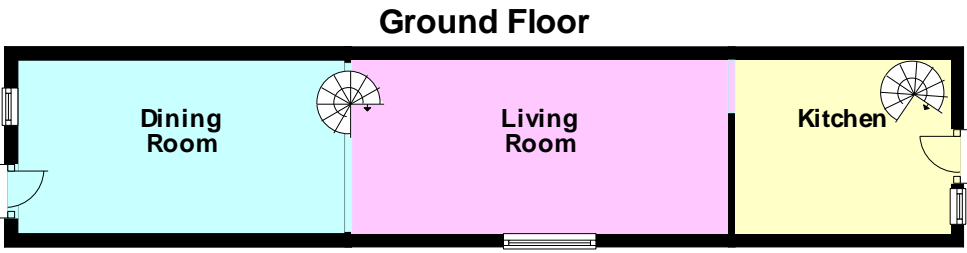
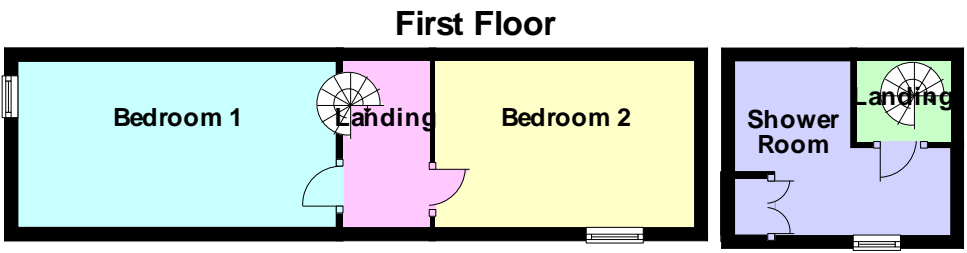
FIXTURES AND FITTINGS - All floor coverings, fridge /freezer, washing machine and halogen oven are included in the sale price.

VIEWING - For an appointment to view please contact Lows Property Shop.

PRICE - Offers over £60,000 - **£15,000 BELOW VALUATION**
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.



PENTHOUSE, FRONT ROAD, ST MARGARET'S HOPE



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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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