

**SHEARER'S BUILDINGS,  
ST. MARY'S, HOLM, KW17 2RW  
OFFERS OVER £135,000**

**£12,000 BELOW HOME REPORT VALUATION**



**ACCOMMODATION**

**HALL -  
14'7" x 7'1" + 9'9" x 3'**

**LIVING ROOM -  
14'8" x 14'**

**DINING ROOM -  
12'11" x 10'2"**

**KITCHEN -  
15'4" x 9'6"**

**UTILITY ROOM -  
12'8" x 8'2" (max)**

**BATHROOM -  
11'5" x 7'6"**

**BEDROOM 3 -  
14'7" x 11'9"**

**1<sup>ST</sup> FLOOR LANDING -  
8'11" x 2'11"**

**SHOWER ROOM -  
11'3" x 5'6" + 3'6" x 2'7"**

**BEDROOM 1 -  
14'7" x 12'3"**

**BEDROOM 2 -  
14'7" 11'9"**

**OUTSIDE**

**WOODEN GARDEN SHED**

Shearer's Buildings is a substantial 3 bedroom semi-detached dwellinghouse situated on the outskirts of St. Mary's village. The property enjoys a beautiful panoramic view over St. Mary's bay to lambs holm and Churchill barriers no. 1 and 2.

There is oil central heating and a feature fireplace in the living room. The windows are all double glazed.

The accommodation includes the spacious living room with feature fireplace and a wide archway opens into the dining room. The kitchen has modern fitted floor and wall cupboards including an integral gas hob, double oven and fridge. The utility room is off the kitchen

Also on the ground floor there is a bathroom with a corner bath, and a double bedroom. There are two more double bedrooms on the first floor together with a shower room.

There is a large rear garden mainly to lawn together with a garden shed.

The amenities in the village include post office, shop and public house and there is a regular bus service to and from Kirkwall.

Parking is available across the road,



**SERVICES:** Mains services. Telephone.

**COUNCIL TAX BAND:** Band D. The Council Tax Band may be reassessed 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.

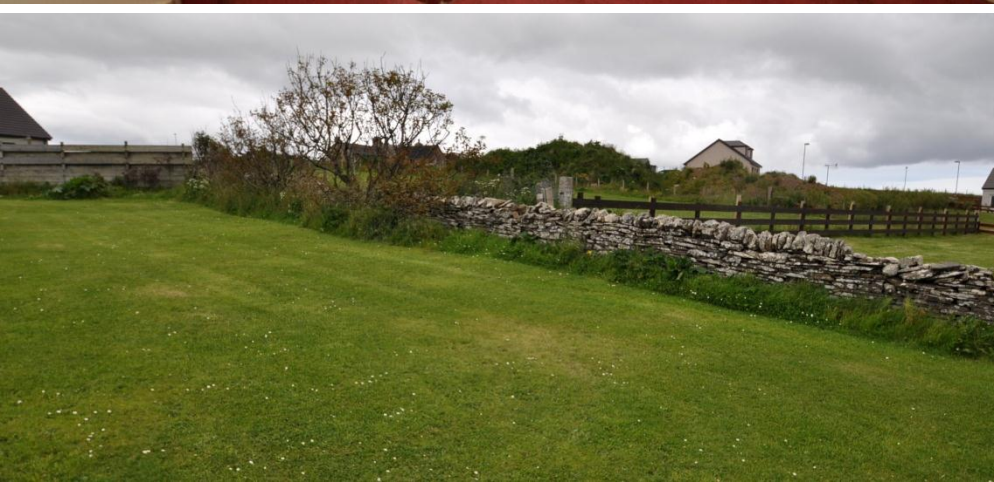
**FIXTURES & FITTINGS:** All floor coverings are included in the sale price.

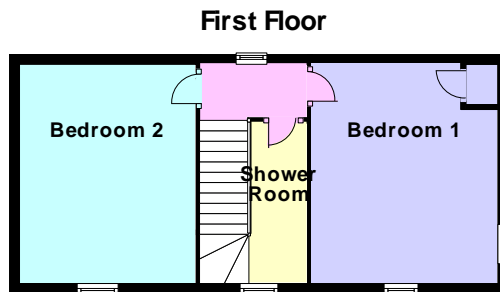
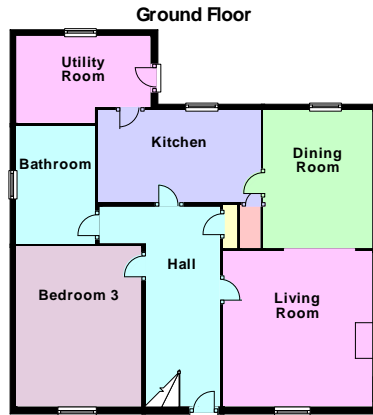
**VIEWING:** For an appointment to view contact Lows Property Shop.

**ENTRY:** By arrangement

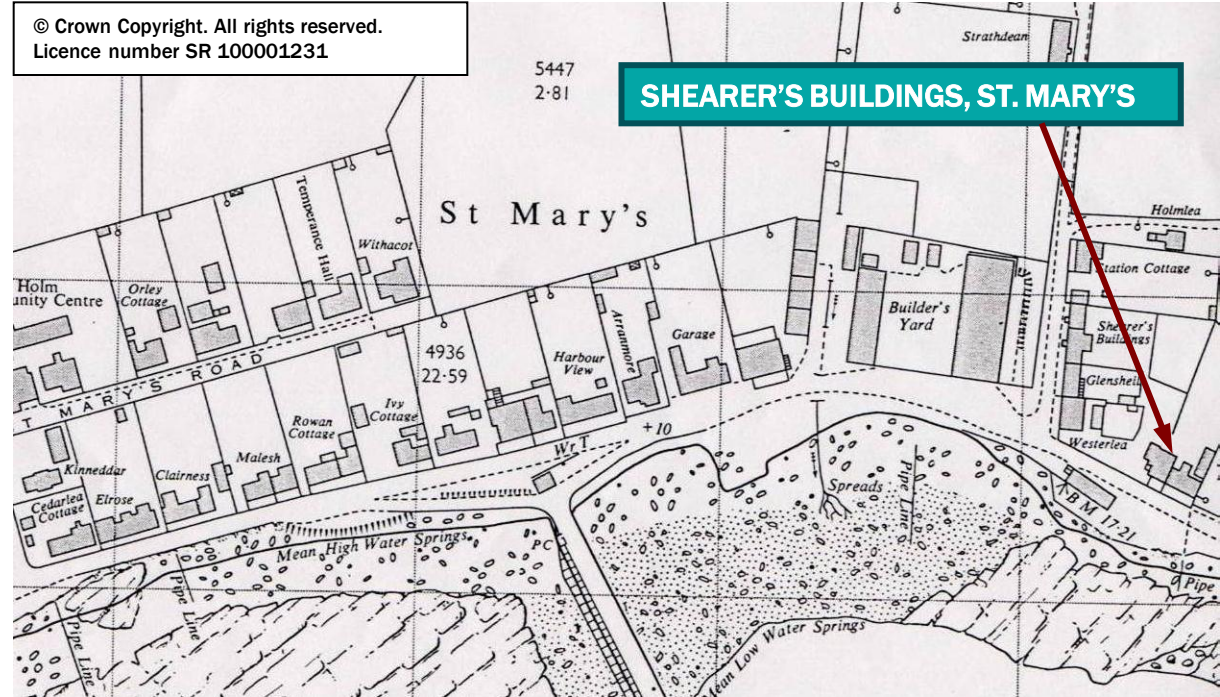
**PRICE:** Offers Over £135,000 (£12,000 below home report valuation)

Further enquires should be directed to Lows Property Shop with whom all offers should be lodged in writing.





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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.

**RJF**