

3 HORNERSQUOY LANE, KIRKWALL, KW15 1BE OFFERS OVER £80,000

£5,000 LESS THAN HOME REPORT VALUATION



3 Hornersquoy Lane is a spacious two bedroom semi-detached bungalow conveniently situated close to the hospital.

The attractive property has UPVC framed double glazed windows and electric heating.

The spacious living room has laminate flooring as does the dining room which also has 2 built-in cupboards, an airing cupboard and fitted base and wall cupboards. An archway leads from the dining room into the kitchen where there are fitted cupboards, space for a cooker and fridge and plumbing for a washing machine.

The bathroom has a 3 piece white suite with an electric shower over the bath. The two bedrooms and the box room/office all have laminate flooring.

There is room to the front of the house to park a vehicle and the rear garden has lawn, drying area, trees, bushes and garden shed.



ACCOMMODATION

VESTIBULE – 1.67m x 0.9m

**HALL – 4.94m x 0.9m
+ 3.31m x 0.88m**

**LIVING ROOM – 4.27m
x 4.25m**

**DINING ROOM – 4.6m
x 3.21m (max)**

KITCHEN – 2.87m x 1.81m

**REAR VESTIBULE – 1.92m
x 1.6m**

BATHROOM – 2.07m x 1.73m

BEDROOM 1 – 3.65m x 3m

BEDROOM 2 – 3.65m x 2.95m

**BOX ROOM/OFFICE – 2.7m
x 1.76m**

OUTSIDE

GARDEN SHED

SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band B. 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 E

ENTRY - Early entry available.

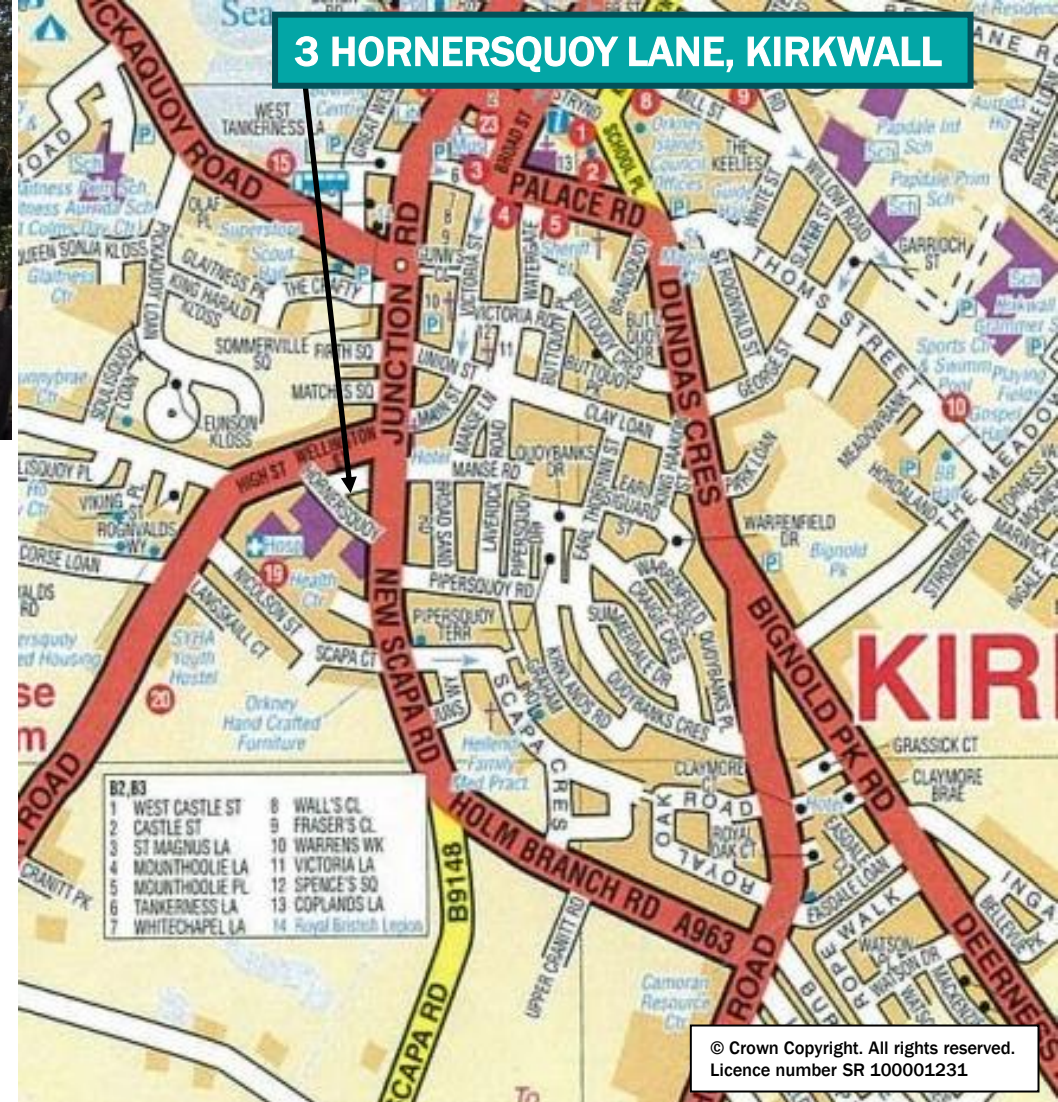
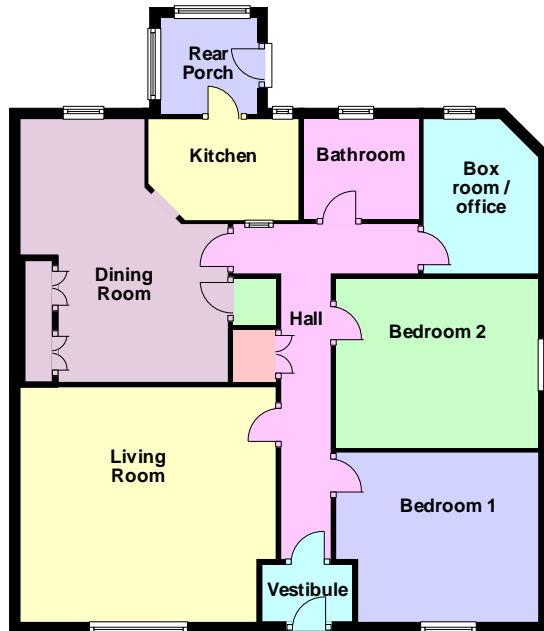
FIXTURES AND FITTINGS - All white goods and various pieces of furniture are available by separate negotiation.

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

PRICE - Offers over £80,000 - **£5,000 LESS THAN HOME REPORT VALUATION**

Further enquiries 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.

- 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.
- 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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