

9 QUILCO, DOUNBY, KW17 2HW OFFERS OVER £93,500



9 Quilco is a well-presented two bedroom semi-detached bungalow offering spacious accommodation. The attractive property stands in good decorative order and is situated in a small housing development on the outskirts of Dounby village.

The bungalow has electric heating together with an open fire in the living room which has a back boiler heating the domestic hot water (an immersion is also fitted).

The spacious living room has room for a dining area. There are fitted base and wall cupboards in the kitchen together with a built in shelved cupboard, breakfast bar, cooker hood and plumbing for a washing machine.

The modern shower suite includes a walk-in shower cubicle, stylish wash hand basin and W.C. together with a heated towel rail. Both bedrooms have a built-in wardrobe and panel heater.

There is a driveway and lawn to the front with the lawn extending to the side of the house where the garden shed is located. The enclosed rear garden includes lawn and trees.

The amenities in the village of Dounby include a primary school, supermarket, butcher, pharmacy, post office and public house.



ACCOMMODATION

**VESTIBULE -
1.72m x 0.98m**

**HALL -
3.16m x 1m + 2.06m x
1.38m**

**LIVING ROOM -
5.5m x 3.2m + 1.9m x
0.7m**

**KITCHEN -
3.2m x 2.9m**

**REAR VESTIBULE -
1.75m x 1.22m**

**SHOWER ROOM -
2.23m x 2.18m**

**BEDROOM 1 -
3.6m x 3m**

**BEDROOM 2 -
3.3m x 3m**

OUTSIDE

WOODEN GARDEN SHED

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.

FIXTURES AND FITTINGS - The recently laid floor coverings are included in the sale price.

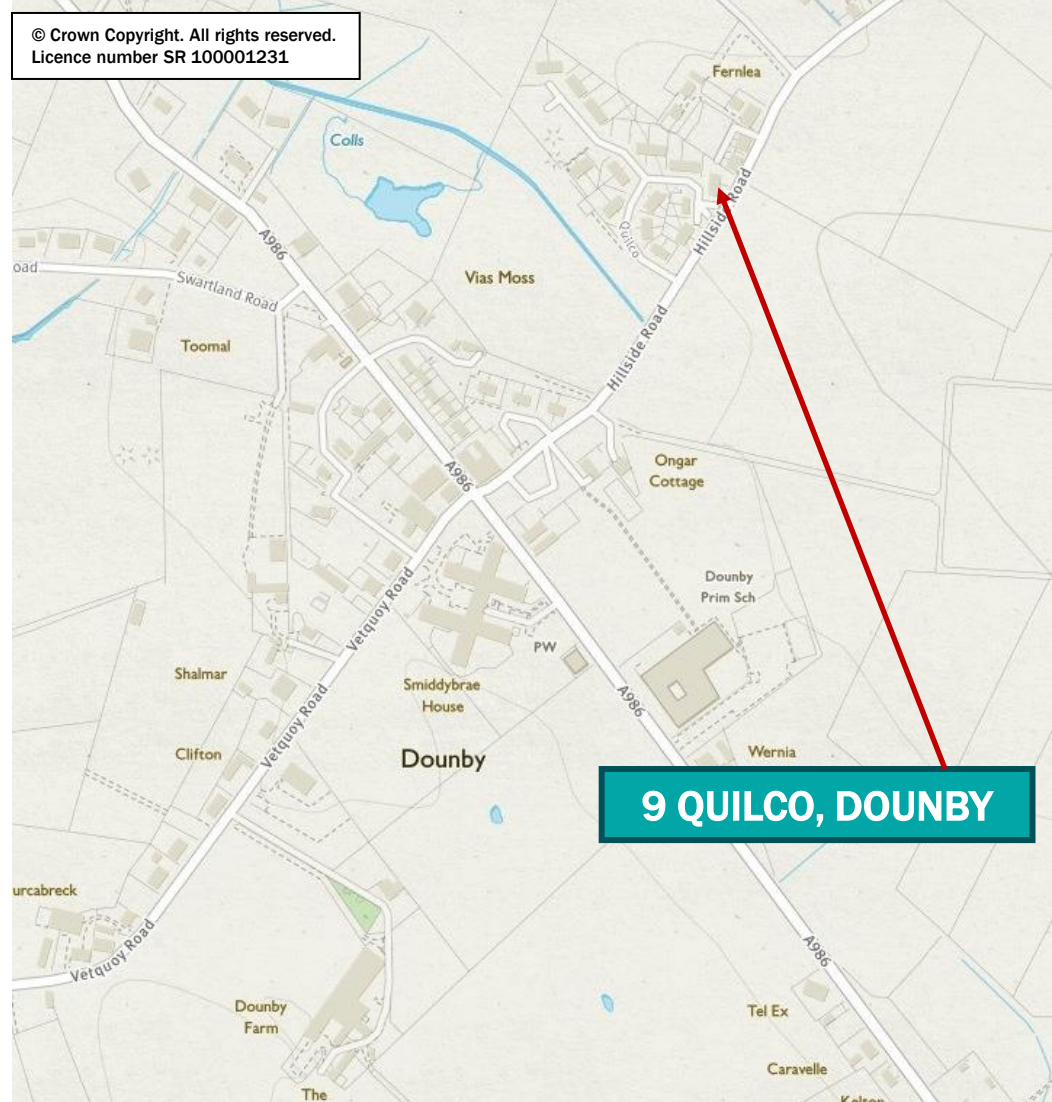
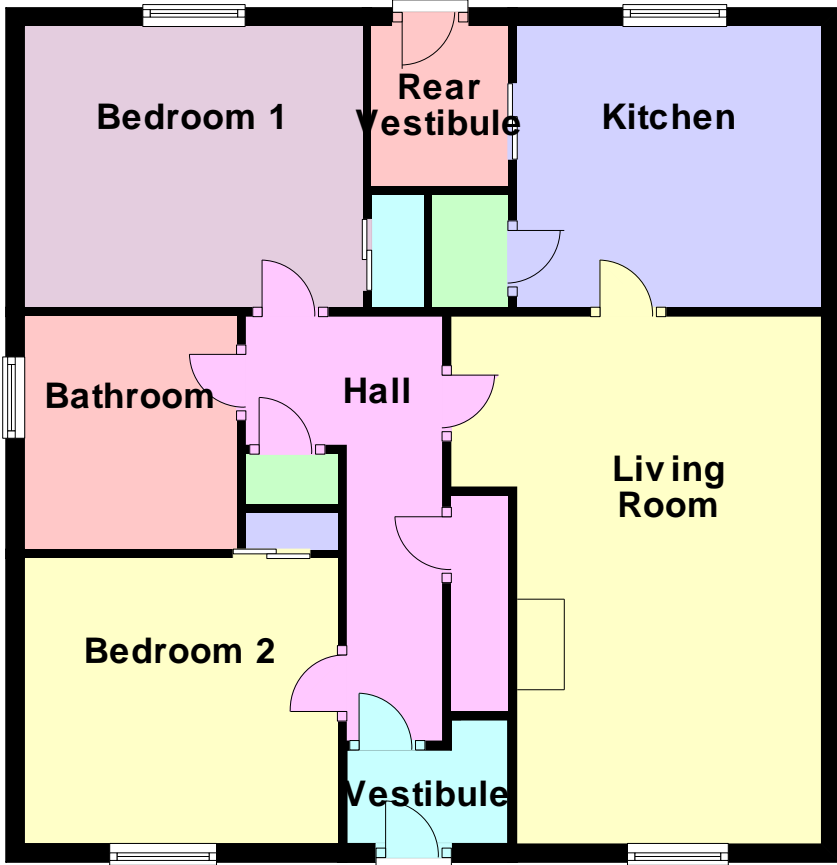
ENTRY - By arrangement.

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

PRICE - Offers over £93,500
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



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9 QUILCO, DOUNBY

DJMF

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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