LOWS
LAW PROPERTY FINANCE

T: 01856 873151
F: 01856 875450
E: enquiries@lowsorkney.co.uk
W: www.lowsorkney.co.uk

CLOSING DATE SET FOR OFFERS
11AM FRIDAY 27TH MAY 2022

Cringlefield,
extending to 1.2 acres or thereby,
Tankerness, KW17 2QR

Cringlefield extends to 1.2 acres or thereby and includes an attractive 2 bedroom dwellinghouse, range of outbuildings and a large garden.

The property enjoys beautiful views across the surrounding farmland with the sea in the distance.

OFFERS OVER £210,000

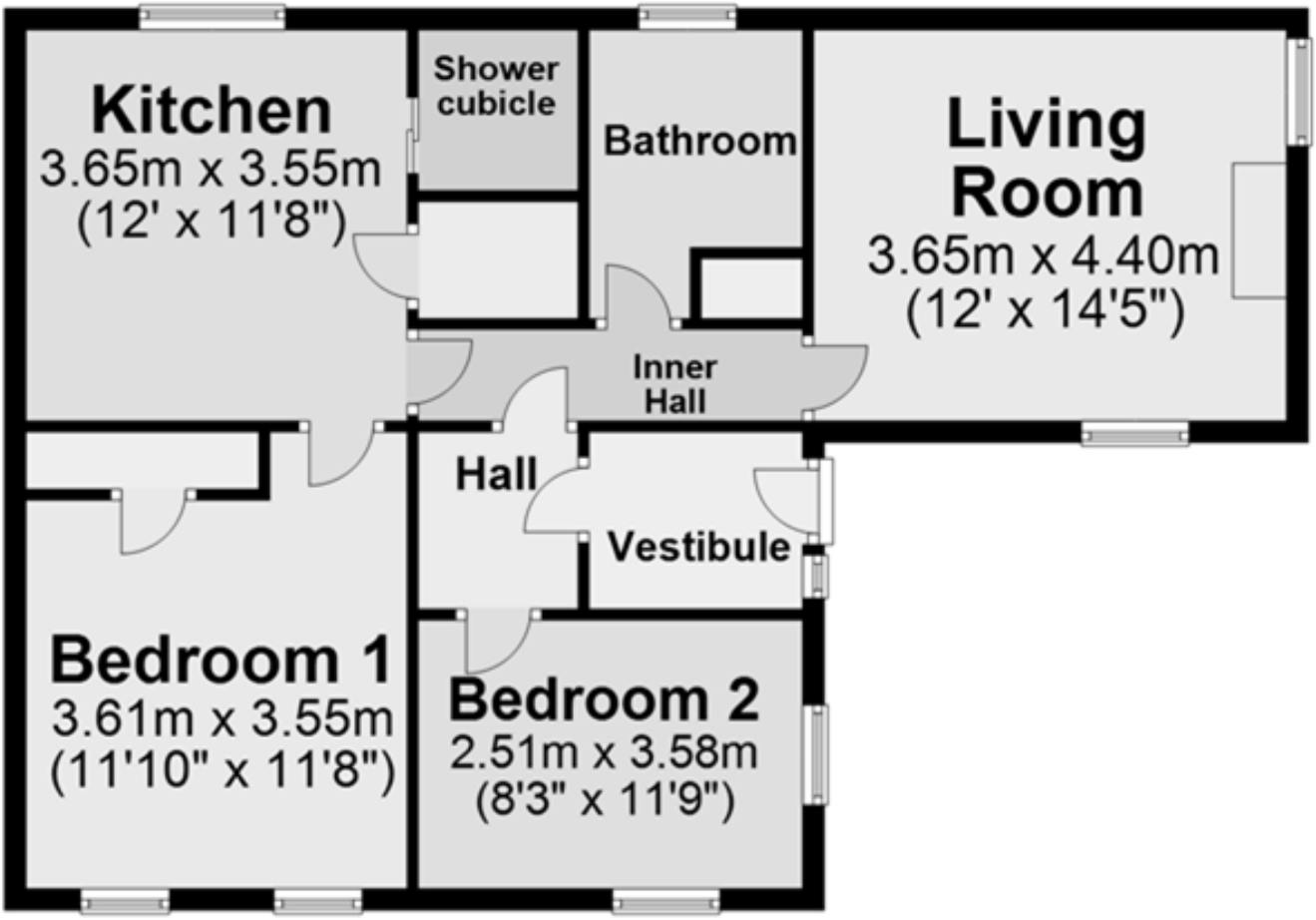
- Electric storage and panel heaters.
- UPVC framed double glazed windows.
- Dual aspect living room with beamed ceiling (enclosed solid fuel fire has a capped chimney).
- Spacious kitchen with dining area and deep built-in cupboard.
- Bathroom.
- Shower cubicle off kitchen.
- Walk-in wardrobe in bedroom 1.
- Large garage.
- Former byre. Garden room.
- Workshop. Greenhouse.

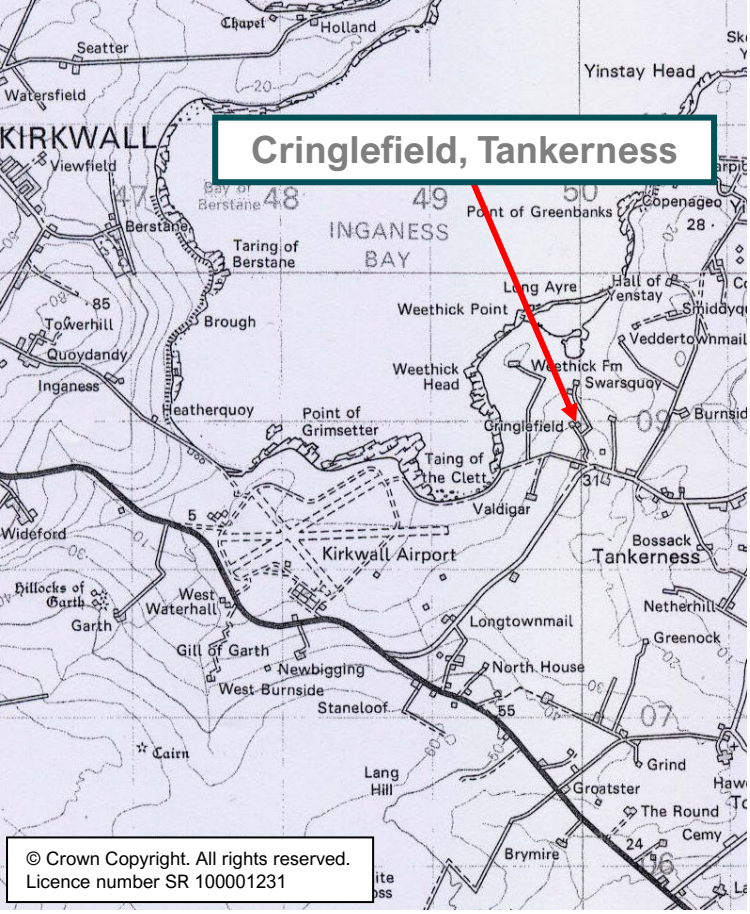
GREENHOUSE

LOCATION

Cringlefield lies approximately 5 miles from the centre of Kirkwall and is close to the airport.

FORMER BYRE


Kitchen
3.65m x 3.55m
(12' x 11'8")
Shower cubicle
Bathroom
Living Room
3.65m x 4.40m
(12' x 14'5")
Inner Hall
Hall
Vestibule
Bedroom 1
3.61m x 3.55m
(11'10" x 11'8")
Bedroom 2
2.51m x 3.58m
(8'3" x 11'9")



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SERVICES – Mains water & electricity. Telephone. Private septic tank.

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 F

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings are included in the sale price.

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

PRICE – Offers over £210,000
Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

rightmove
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Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450 W: www.lowsorkney.co.uk

EJP
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.