



1 Leaburn, Burray, KW17 2TB

1 Leaburn is a well-presented one bedroom semi-detached bungalow situated in a small housing development in the popular village of Burray.

**OFFERS OVER
£79,500**

**£5,500 LESS THAN HOME
REPORT VALUATION**

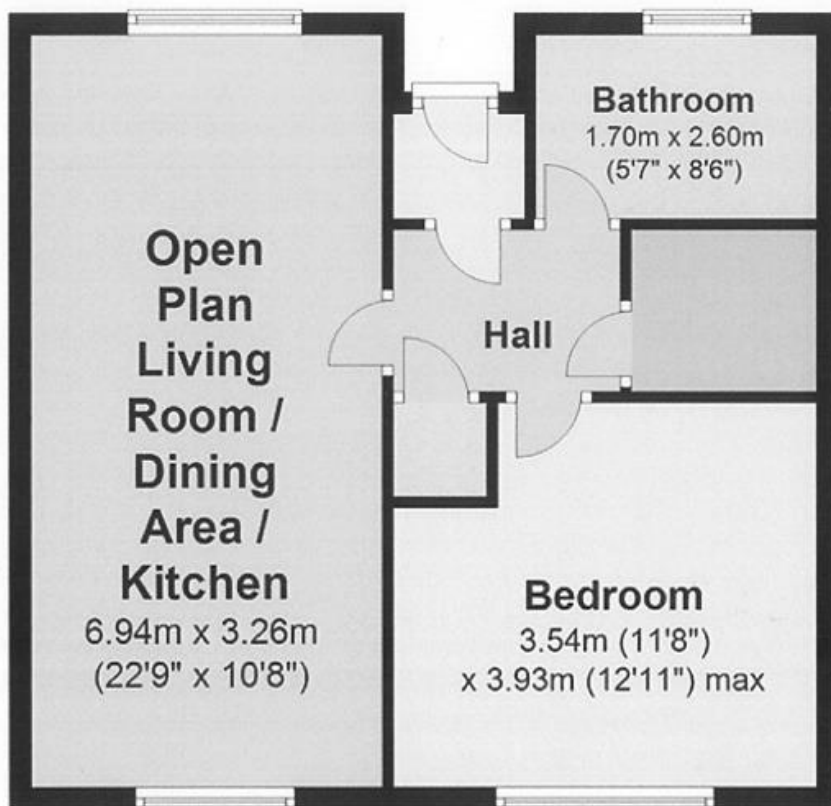


- Large open plan living room / dining area / kitchen.
- Modern kitchen.
- Bathroom with white 3 piece suite, electric shower over the bath.
- Large walk-in cupboard
- Double bedroom.
- Electric heating.
- Double glazed windows.
- Fenced front and rear garden.
- New garden shed.

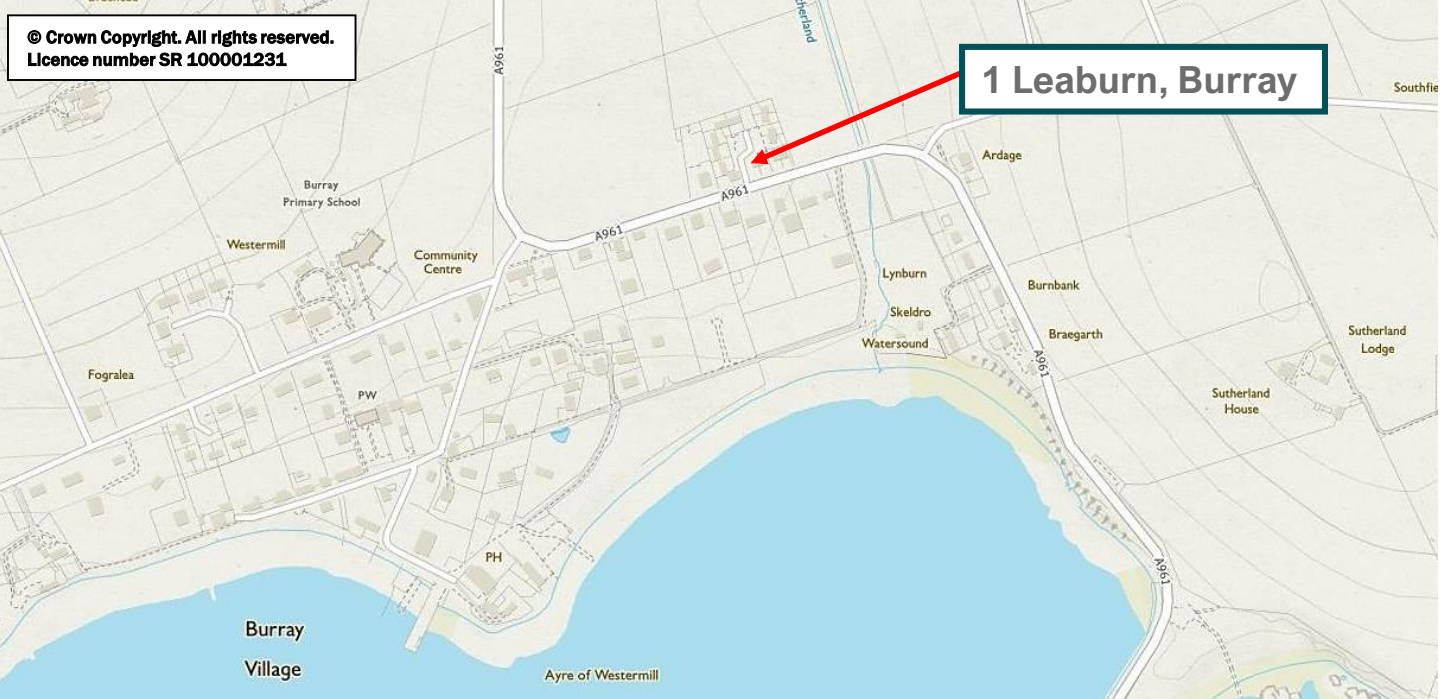


LOCATION

The local amenities include a primary school, community hall, play park, football pitch, pier, slipway, shop and hotel. There are also sandy beaches within walking distance of the house.



1 Leaburn, Burray



SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band A. 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.

ENTRY - By arrangement.

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

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

PRICE - Offers over £79,500 - **£5,500 less than home report valuation.**

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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CMS

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.