

**WATERSIDE, FRONT ROAD,
ST MARGARET'S HOPE, KW17 2SL
OFFERS OVER £199,000
HOME REPORT VALUATION £205,000**



Waterside is a fine 4/5 bedroom detached period dwellinghouse enjoying beautiful views over the bay. The spacious accommodation is on 3 floors and there are many charming features including flagstone floors, beamed ceilings, fire places and window shutters.

The property stands in good decorative order and has oil central heating with a new boiler installed in 2011.

The 3 rooms on the ground floor all have beamed ceilings and the living room also has a laminate floor, multi-fuel stove and 3 windows all fitted with shutters. The large farmhouse kitchen has a flagstone floor together with floor cupboards and a dual fuel leisure "Rangemaster 100" cooker. The dining room also has a flagstone floor and multi-fuel stove.

There are 2 double bedrooms, both with ensuite shower rooms on the first floor, with bedroom 1 enjoying views of the bay and bedroom 2 looking on to the rear garden. Also on the first floor is the bathroom and there are 2 staircases leading up to the second floor accommodation. There are 2 further double bedrooms on the second floor, both with coombed ceilings and walk in wardrobes, together with a family room/bedroom 5.

The mostly walled rear garden includes lawn, paths and decking on two levels.



ACCOMMODATION

DINING ROOM – 5.1m x 4.13m

LIVING ROOM – 4.3m x 4.18m

KITCHEN – 5.93m x 4.4m

BEDROOM 1 – 4.35m x 4.18m

EN-SUITE – 1.88m x 1.1m

BATHROOM – 3.3m x 3.2m

BEDROOM 2 – 4.4m x 4.18m

EN-SUITE – 1.6m x 1.25m

2ND FLOOR LANDING – 2.98m x 1m + 1.8m x 1.13m

FAMILY ROOM /BEDROOM 5 – 4.35m x 3.23m

BEDROOM 3 – 4.3m x 4.03m

BEDROOM 4 – 4.4m x 2.9m

OUTSIDE

GARDEN WITH 2 LEVELS OF DECKING LAWN AND ROCKERY.

SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band D . 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.

ENTRY – Early entry available.

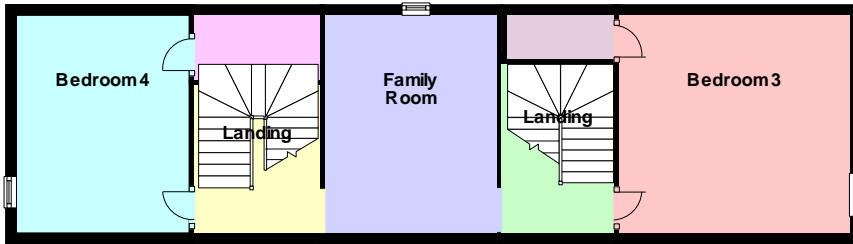
FIXTURES AND FITTINGS - All floor coverings are included in the sale price.

VIEWING – For an appointment to view please contact Lows Property Shop.

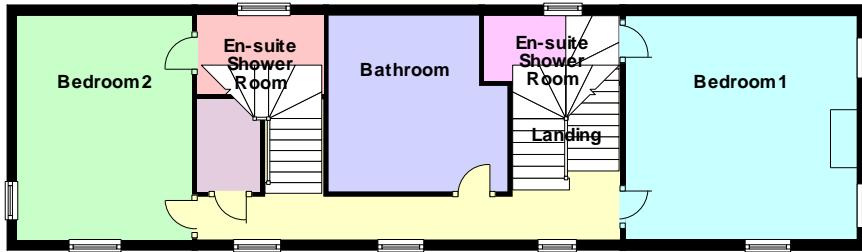
PRICE - Offers Over £199,000 – **Home Report Valuation £205,000**
Further enquires should be directed to Lows Property Department with whom all offers should be lodged in writing.



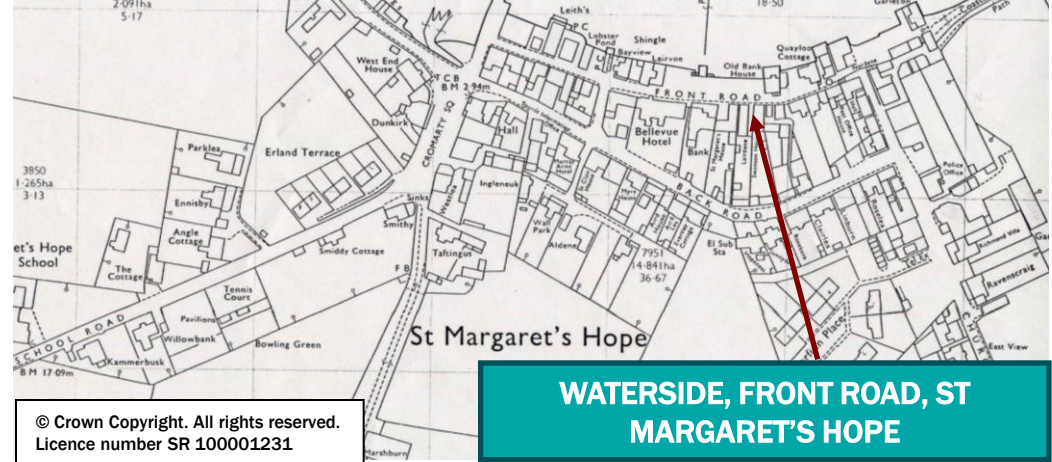
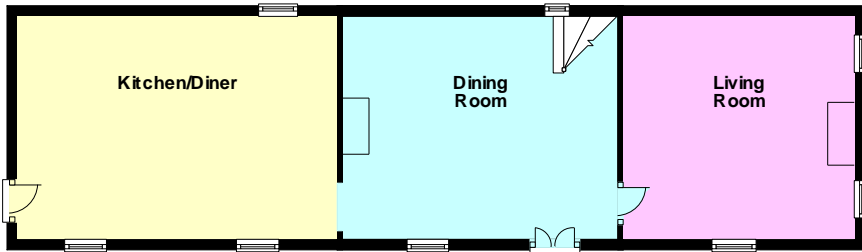
Second Floor



First Floor



Ground Floor



**WATERSIDE, FRONT ROAD, ST
MARGARET'S HOPE**



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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