



## Aermara, Bu Road, Burray, KW17 2SZ

Aermara is a 2 bedroom detached bungalow with sea views towards Copinsay and East Holm.

There is a detached garage, ample parking and a large enclosed garden.

The property may especially appeal to first time buyers or buy-to-let investors.

**OFFERS OVER  
£150,000**



- Timber framed double glazed windows.
- Oil fired central heating.
- Modern kitchen and shower room.
- Bedroom 1 has a built in wardrobe with mirror doors.
- Detached garage with power and light, a sink and plumbing for a washing machine.
- Large enclosed garden laid to lawn.
- Beautiful sea views towards East Holm and Copinsay.



## LOCATION

Aermara is situated in Burray and only a 10 minute walk to the village where there is a shop, playpark, Hotel and primary school. There is an excellent bus service to both Kirkwall and St Margaret's Hope.

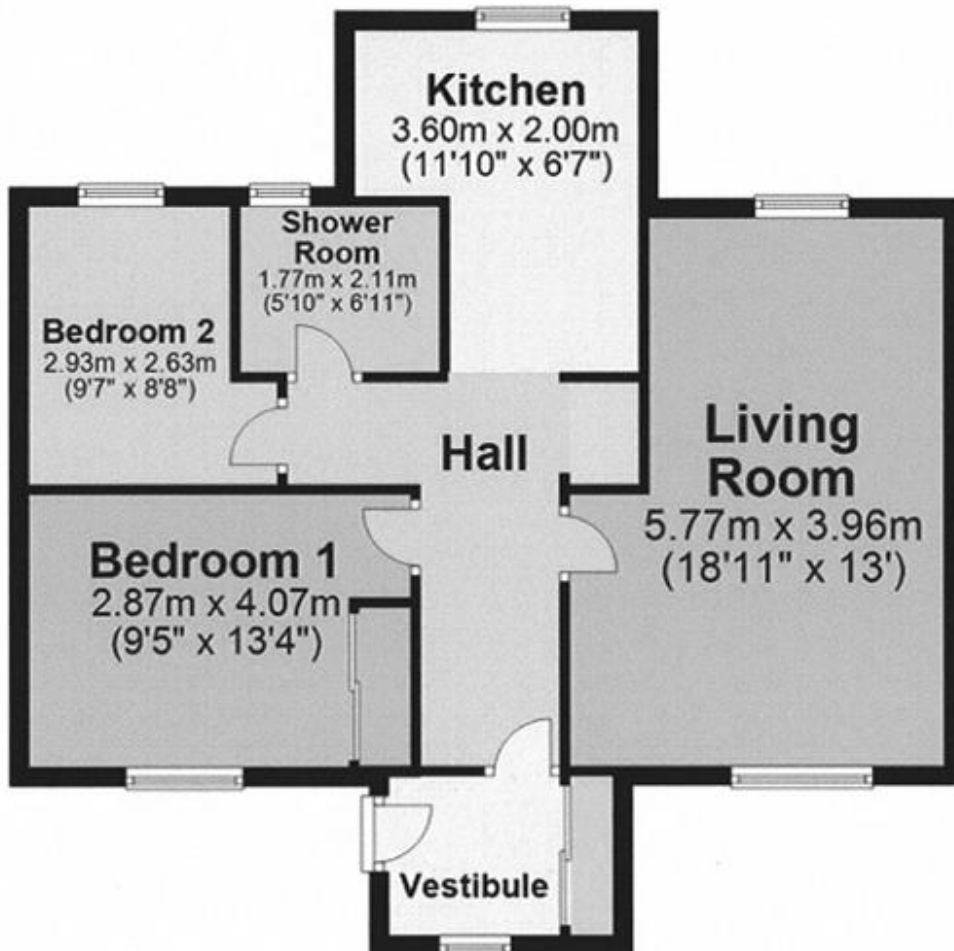
BEDROOM 1

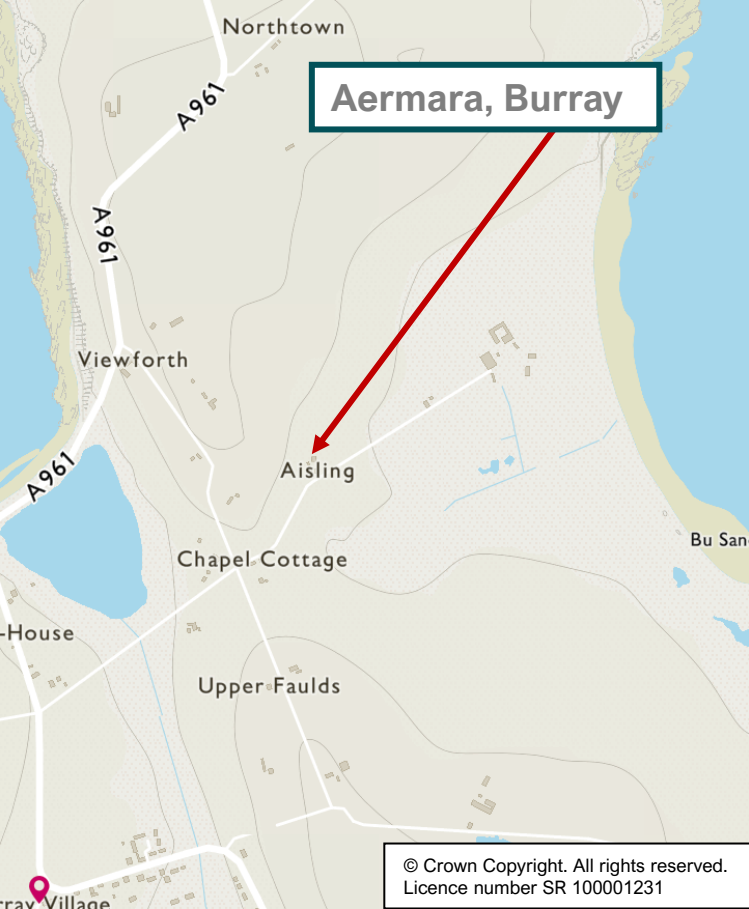


BEDROOM 2



ENTRANCE PORCH





**SERVICES** – Mains electricity. Private septic tank.

**COUNCIL TAX BAND** - Band C. 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 C.

**ENTRY** – By arrangement.

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

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

**PRICE** – Offers over £150,000.

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

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**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.