



Shamrock Lea,
Grimbister, KW15 1TT

OFFERS OVER £240,000





Shamrock Lea is a spacious 4 bedroom bungalow with open views across farmland towards the Holm of Grimbister.

There is a large dual aspect living room with solid fuel stove. The generous kitchen has fitted units and dining area. Wet room style shower room. 3 of the bedrooms have fitted wardrobes and vanity units.

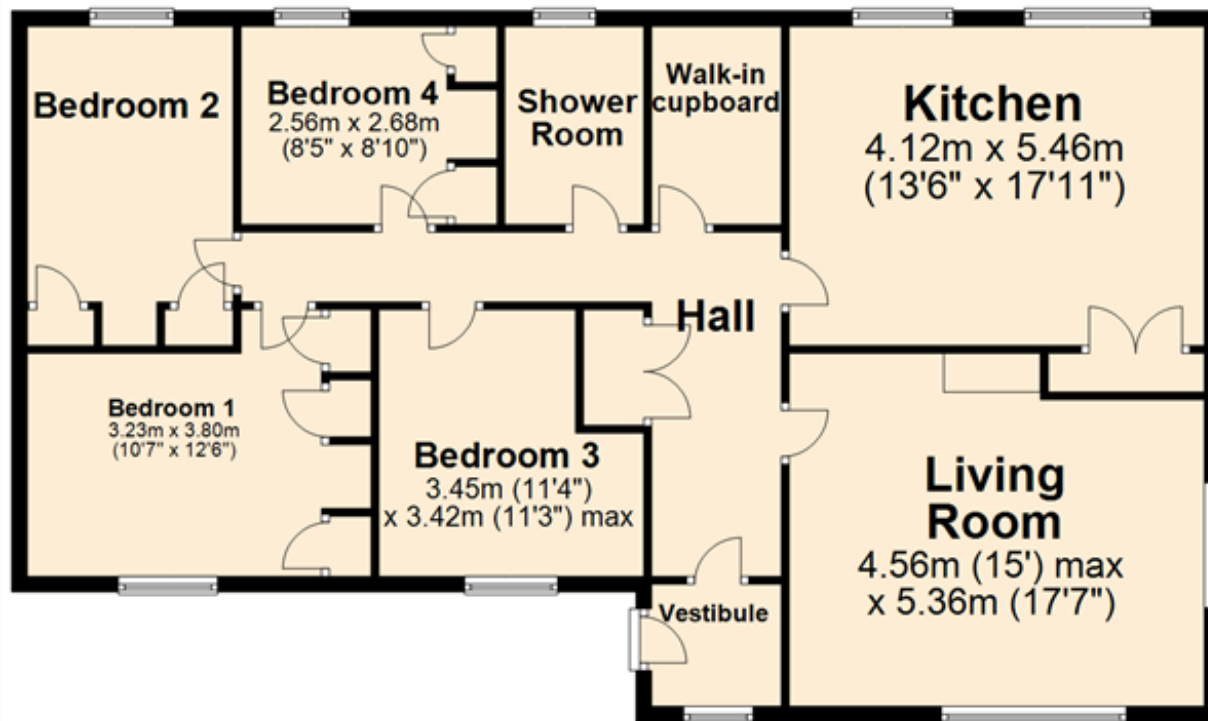
There is a large mature garden with a stream running through it.

- Oil central heating.
- uPVC framed double glazed windows.
- Spacious dual-aspect living room with solid fuel stove.
- Large kitchen with dining area.
- Wet room style shower room with electric shower.
- 4 bedrooms, 3 of which have built-in wardrobes and vanity units.
- Partly floored attic.
- Green house and garden shed.
- Lawn and drying area.

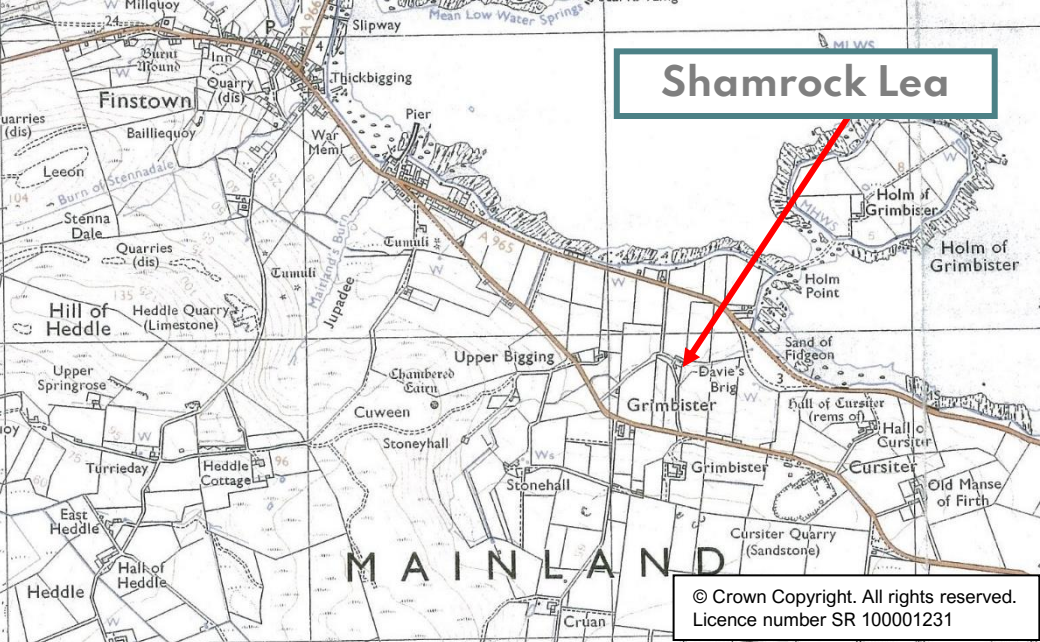
LOCATION

Shamrock Lea is situated in Grimbister which is only 7 miles from Kirkwall and 8 miles from Stromness. Local amenities and a primary school are located close by in the village of Finstown.









SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band D. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

FIXTURES & FITTINGS – All floor coverings and curtains are included in the sale price.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

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

PRICE – Offers over £240,000

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

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

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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.