



Little Tiffyhall, Deerness, KW17 2QH

This attractive 2 bedroom bungalow has been tastefully modernised and extended in recent years. The property is set in a large garden and enjoys a beautiful sea view.

**OFFERS OVER
£135,000**



- Modern air source heaters.
- Fire place in living room.
- UPVC framed double glazed windows.
- Spacious kitchen with room for breakfast table.
- Dining room/ sitting room.
- Wet room style shower room.
- Garden store with lights and power points.
- Mature garden with lawn and bushes.
- 2.5KW Solar Panel system.



LOCATION

Little Tiffyhall lies in the parish of Deerness close to the local shop and community centre. The property adjoins the public road with buses passing to and from Kirkwall, which lies approximately 12 miles away.

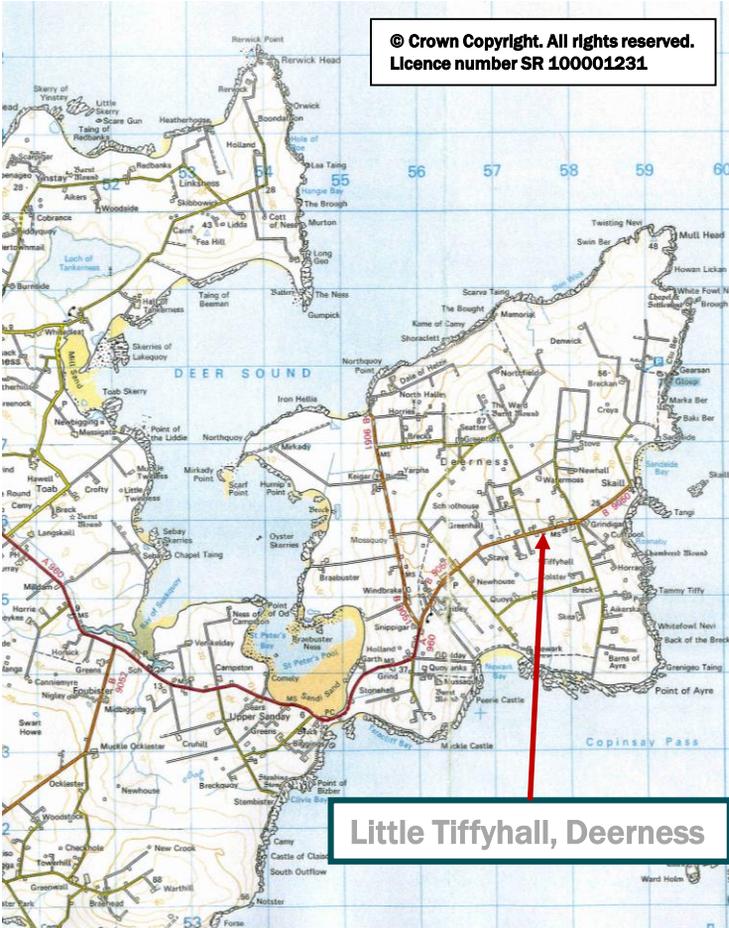


Ground Floor

Approx. 81.1 sq. metres (872.9 sq. feet)



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Little Tiffyhall, Deerness



BEDROOM 1



BEDROOM 2



SERVICES - Mains water and electricity. Private septic tank. Telephone (disconnected).

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 E

ENTRY – Early entry available.

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

PRICE - Offers over £135,000
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



RJF

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.



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