



**NEW HOUSE AT FEA HILL,
TANKERNESS, KW17 2QS
FIXED PRICE £195,000**



ACCOMMODATION

VESTIBULE - 1.76m x 1.5m

HALL - 2.38m x 1.48m + 7m x 1.17m

LIVING ROOM - 4.65m x 4m

KITCHEN - 6.48m x 4m

UTILITY ROOM - 4.26m x 1.78m

BATHROOM - 2.97m x 2.23m

BEDROOM 1 - 4m x 2.97m

EN-SUITE - 2.28m x 1.2m

BEDROOM 2 - 3.96m x 3.39m

BEDROOM 3 - 3.6m x 3.47m

GARAGE - 7.92m x 4.61m



This spacious 3 bedroom new bungalow with integral garage offers a high standard of family accommodation. The attractive property sits in a large undeveloped garden and enjoys a beautiful panoramic view over farmland to the sea and the islands of Shapinsay and Stronsay.

The new house has air to water under floor central heating and UPVC framed double glazed windows. There are floor coverings throughout including quality carpets and laminate flooring and the bungalow has been tastefully decorated, incorporating two shelved display alcoves in the hall.

The accommodation includes a spacious living room with a large window to enjoy the beautiful view and glazed doors leading into the dining area which has patio doors to the front garden and is open plan with the kitchen.

The kitchen has fitted floor and wall cupboards incorporating a dishwasher, fridge freezer, 4 ring hob, cooker hood and double oven. The utility room is off the kitchen and it has a sink, plumbing for a washing machine, space for a tumble dryer and a door into the garage.

There is a 4 piece bathroom suite including a bath and a 1200mm shower cubicle. Bedroom 1 has a built-in wardrobe and an en-suite shower room with 1200mm shower cubicle. Bedroom 2 enjoys a dual aspect together with its built in wardrobe and bedroom 3 has a large built in wardrobe extending the full width of the room.

The large garage has an electric door together with lights and power points. There is an outside tap, a path around the bungalow together with a partly shared driveway extending to the public road.

SERVICES - Mains water and electricity. Private septic tank.

COUNCIL TAX BAND - Not yet banded.

ENTRY - Early entry available.

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

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

PRICE - Fixed price £195,000

Further enquiries should be directed to Lows Property Shop, 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

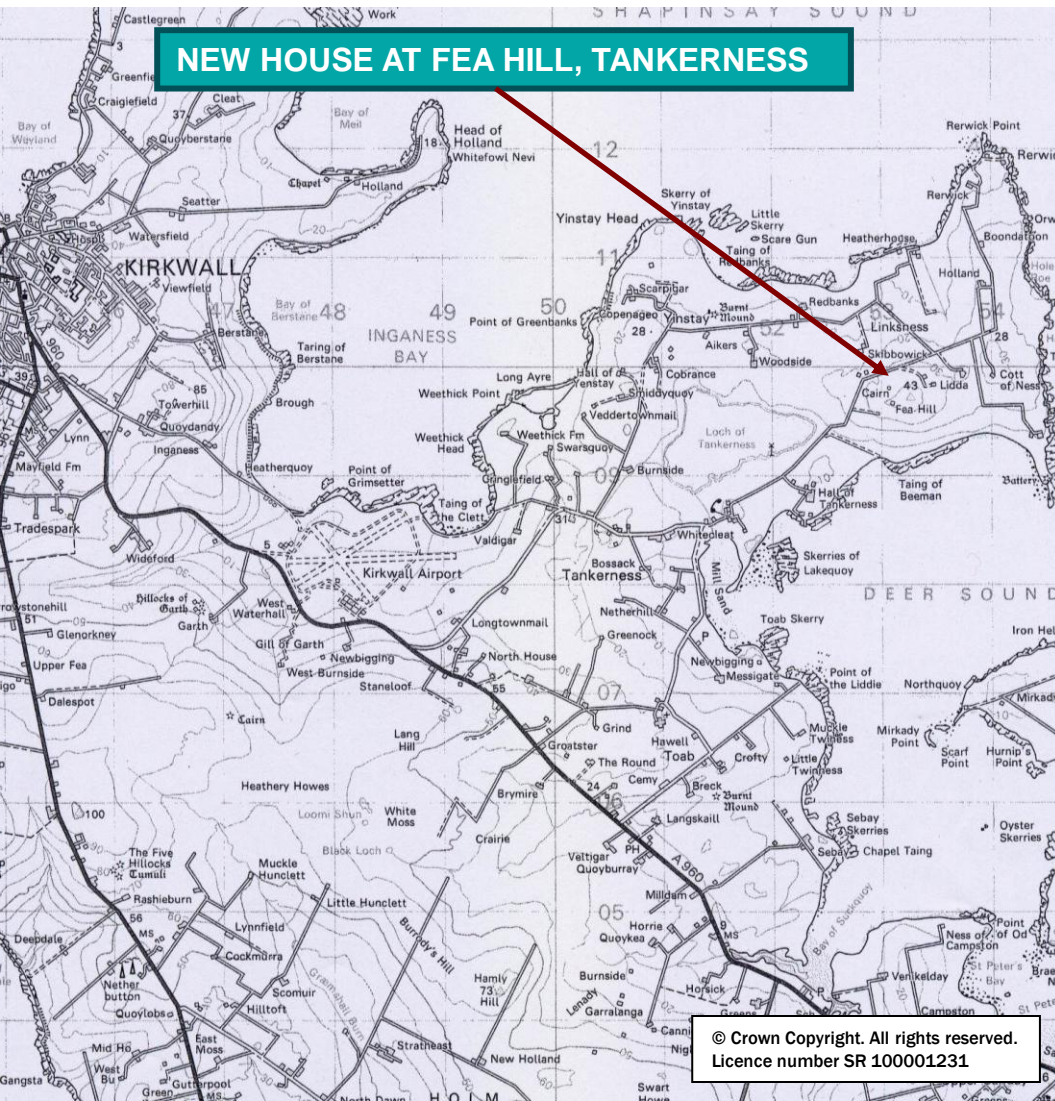
E. enquiries@lowsorkney.co.uk W. www.lowsorkney.co.uk

EJP

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.

NEW HOUSE AT FEA HILL, TANKERNESS



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