

LINKHEART, NORTHSIDE, BIRSAY, KW17 2LU OFFERS OVER £179,950



Linkheart is a modern spacious 3 bedroom bungalow offering a high standard of accommodation. The well presented property enjoys views to the sea and across farmland with Marwick Head in the distance.

The bungalow stands in excellent decorative order and has oil central heating together with UPVC framed double glazed windows and UPVC fascia boards.

The spacious living room has 3 windows all offering views to the sea, and the dining room/ family room has patio doors to the garden and double doors into the Kitchen. The large Kitchen has quality fitted floor and wall cupboards incorporating a dishwasher and cooker hood with there being ample room for a breakfast or dining table.

The utility room is off the kitchen and it has plumbing for a washing machine and houses the central heating system. The wide 'L' shaped hallway has a large built in cupboard with 2 sets of double doors and the airing cupboard.

The spacious bathroom has a bath and a shower cubicle and bedroom 1 has a deep built in wardrobe and an en-suite shower room. Bedrooms 2 and 3 both have a built in wardrobe.

The garden is mainly to grass with the stone chip driveway leading to the side of the house and the detached garage which has an electric door.



ACCOMMODATION

LIVING ROOM – 6m x 4.1m

HALL – 4.68 m x 1.6m + 6.35m x 1.2m

DINING ROOM/FAMILY – 4.3m x 3.4m

KITCHEN – 5.1m x 4.3m

UTILITY ROOM – 3.9 m x 1.6m

BATHROOM – 3m x 2.9m

BEDROOM 1 – 3.94m x 2.9m

BEDROOM EN-SUITE – 2.7m x 1.44m

BEDROOM 2 – 3.6m x 2.98m

BEDROOM 3 – 3.5 m x 2.98m

OUTSIDE

GARAGE – 5.62m x 4.27m

SERVICES - Mains water and electricity. Telephone, private septic tank.

COUNCIL TAX BAND - Band E. 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.

ENERGY PERFORMANCE RATING - Band C.

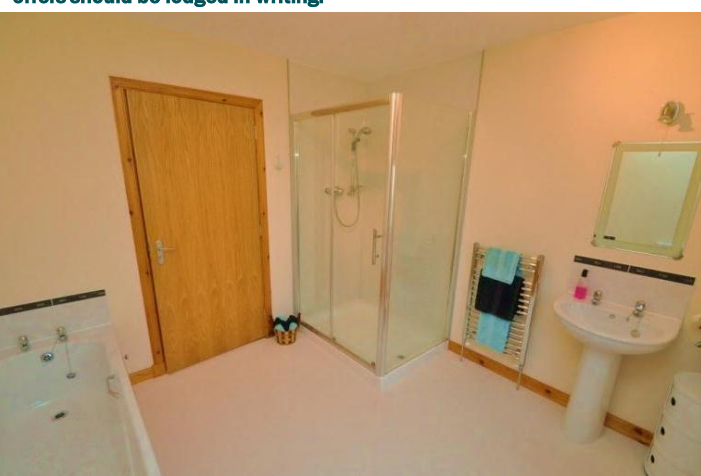
FIXTURES AND FITTINGS -All floor coverings and blinds are included in the sale price.

ENTRY - Early entry available.

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

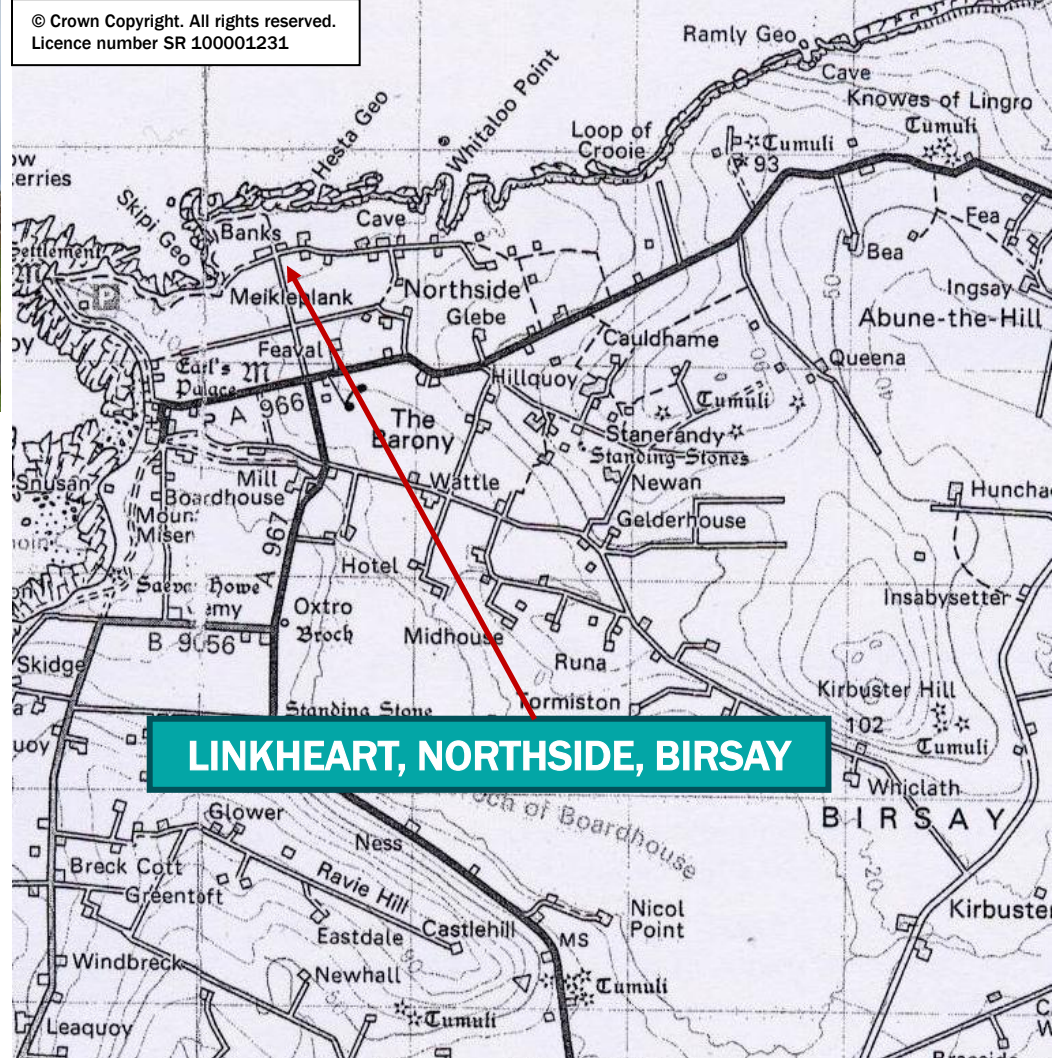
PRICE - Offers over £179,950.

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

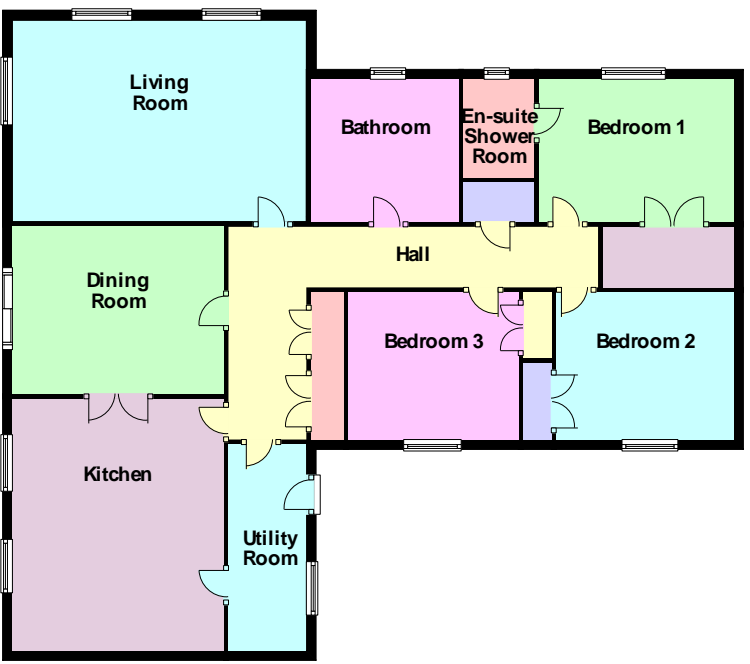




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LINKHEART, NORTHSIDE, BIRSAY



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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.

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