LOWS
LAW PROPERTY FINANCE

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CLOSING DATE SET FOR OFFERS
2PM WEDNESDAY 22ND JUNE 2022

Enkeldoorn, Quoys of Berriedale, South Ronaldsay, KW17 2TJ

Enkeldoorn is a spacious 3 bedroom detached bungalow, with integral garage, which enjoys a beautiful view across farmland to Scapa Flow with the Hoy hills in the distance.

The dwellinghouse, which requires extensive modernisation, sits in a large garden. The garage adjoins the bungalow with internal access from the house.

OFFERS OVER £85,000

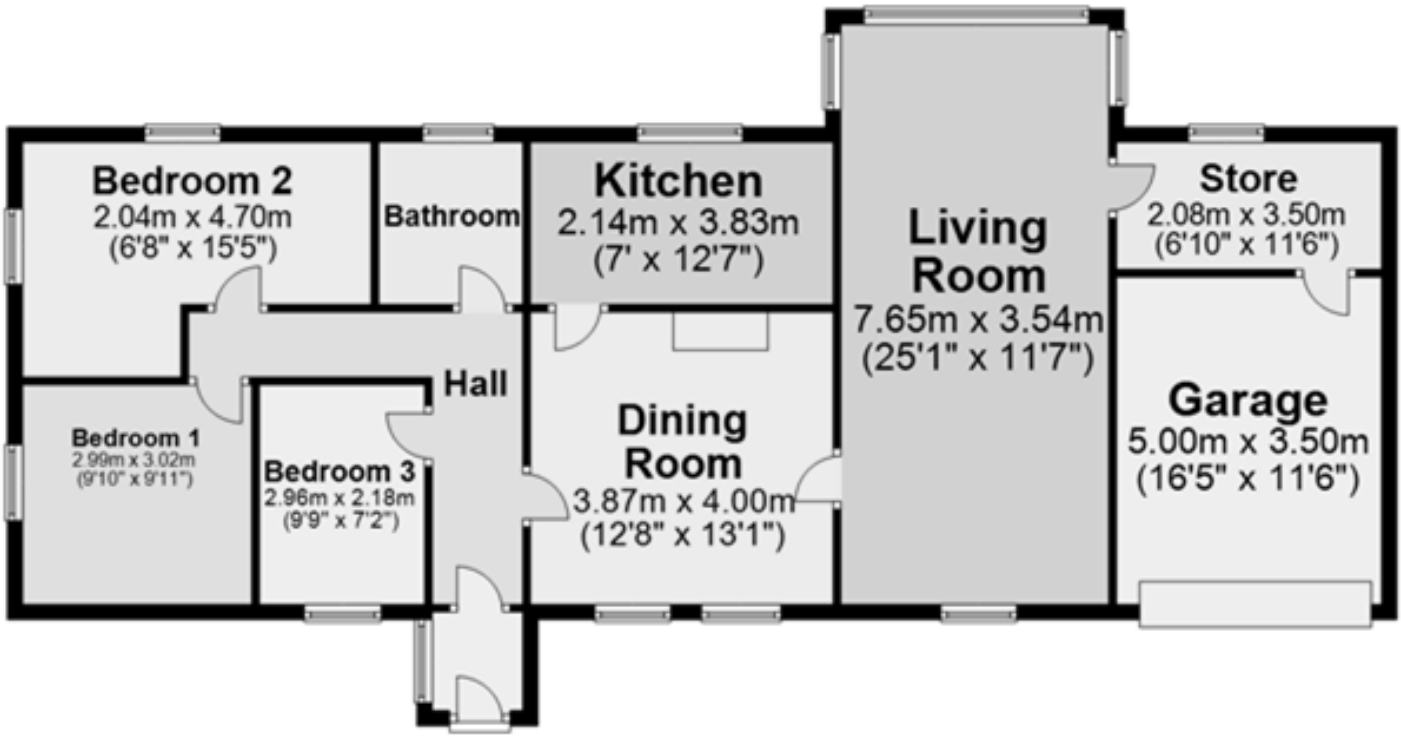
- Large living room.
- Dining room has a solid fuel stove which requires attention.
- Kitchen.
- Bathroom.
- 3 bedrooms.
- Store room leads from the living room to the garage.
- Integral garage.
- Large garden.
- The property construction may not be considered a suitable security for mortgage purposes by some lenders. Interested parties should confirm if the property would be considered a suitable security with their lender prior to offering on the property.

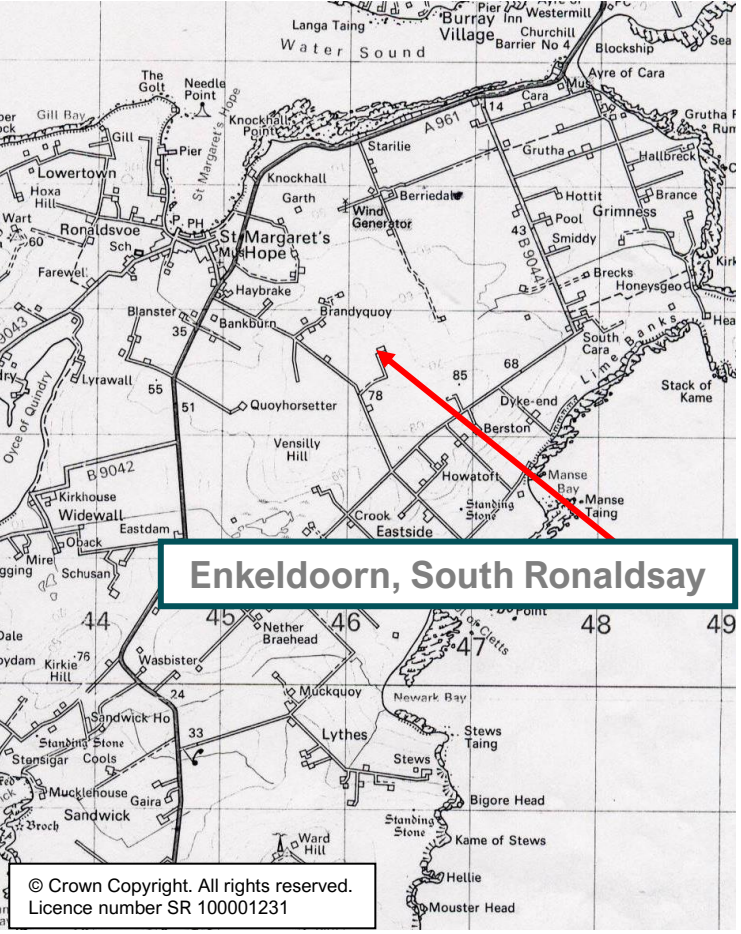
LOCATION

Enkeldoorn lies at the end of a long shared driveway. St Margaret's Hope is approximately 3 miles away and has a primary school, post office, shops and hotel. Kirkwall lies approximately 16 miles to the north.

DINING ROOM

DINING ROOM


Bedroom 2
2.04m x 4.70m
(6'8" x 15'5")
Bathroom
Kitchen
2.14m x 3.83m
(7' x 12'7")
Living Room
7.65m x 3.54m
(25'1" x 11'7")
Store
2.08m x 3.50m
(6'10" x 11'6")
Hall
Bedroom 1
2.99m x 3.02m
(9'10" x 9'11")
Bedroom 3
2.96m x 2.18m
(9'9" x 7'2")
Dining Room
3.87m x 4.00m
(12'8" x 13'1")
Garage
5.00m x 3.50m
(16'5" x 11'6")



SERVICES – Mains water & electricity. Telephone. Private septic tank.

COUNCIL TAX BAND - Band B. 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.

ENERGY PERFORMANCE RATING – Band G.

ENTRY – By arrangement.

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

PRICE – Offers over £85,000
Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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DMNH
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.