

**CLOSING DATE SET FOR OFFERS
2PM TUESDAY 20TH JULY 2021**



7 Leaburn, Burray, KW17 2TB

7 Leaburn is a semi-detached one bedroom bungalow. The property is set in a small housing development in Burray village and enjoys an open outlook to the rear.

**OFFERS OVER
£85,000**

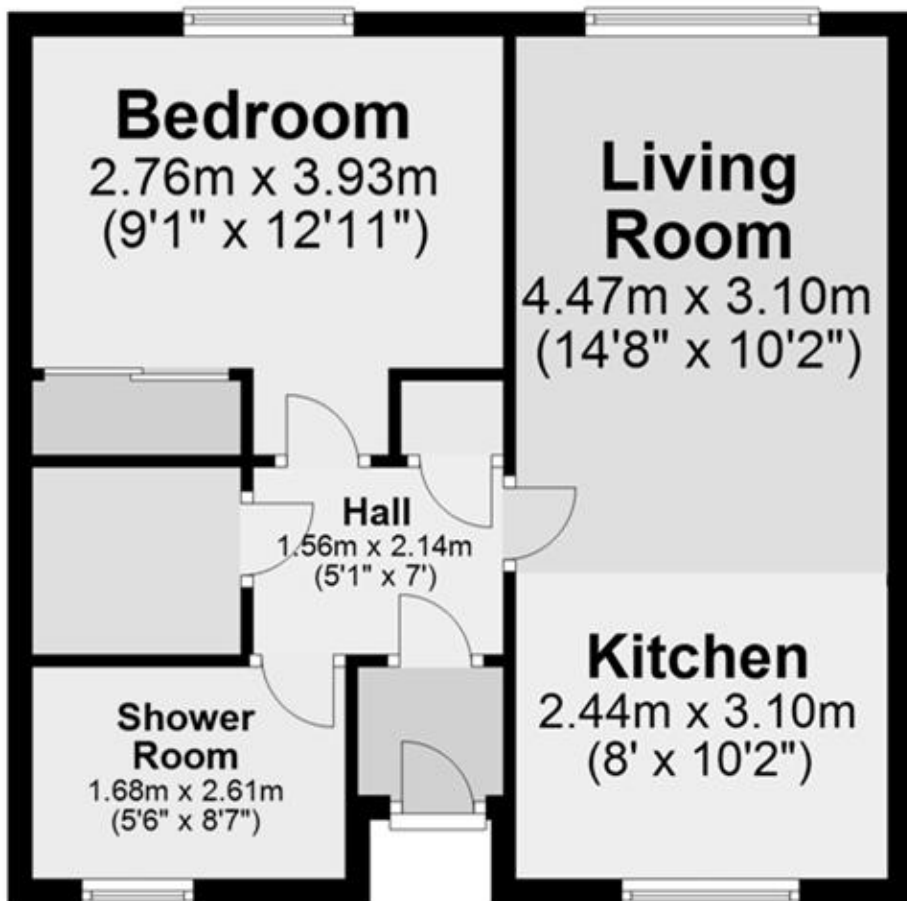


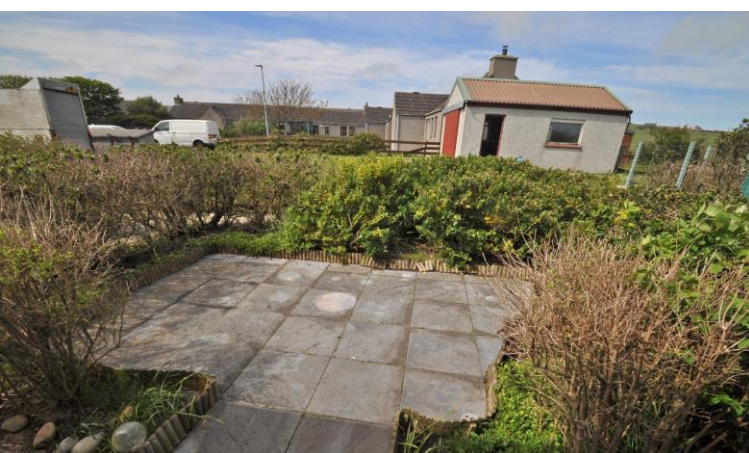
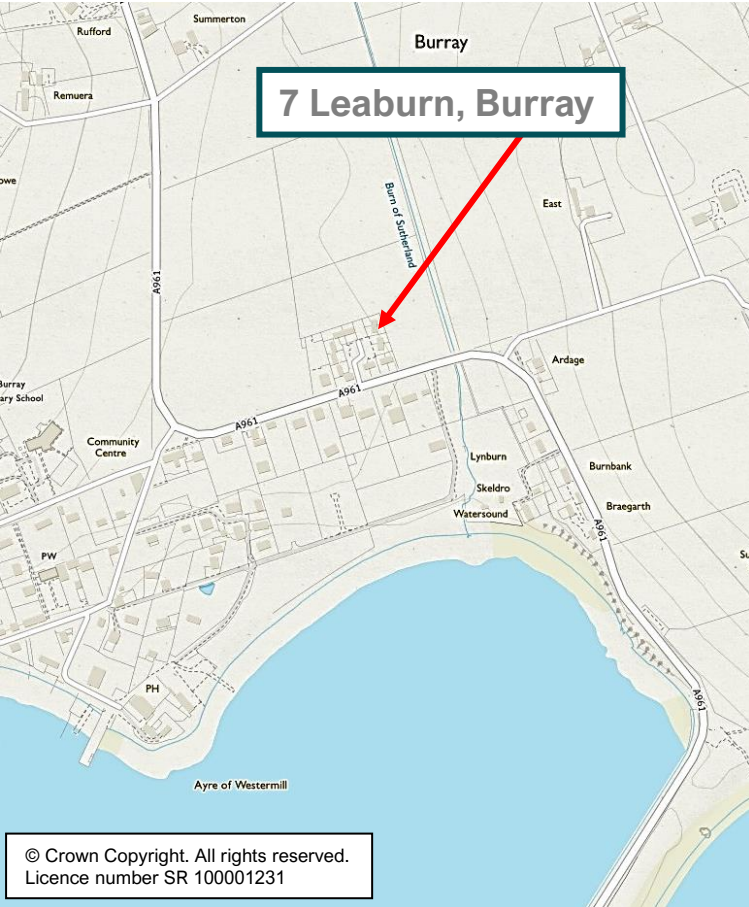
- Air source heating in open plan living room/kitchen.
- UPVC framed double glazed windows.
- Storage and panel heaters.
- Fitted kitchen units in kitchen.
- Wet room style shower room.
- Walk-in cupboard off the hall.
- Patio and hedging to front.
- Fenced rear garden with lawn and drying area.
- Communal car park.



LOCATION

7 Leaburn is situated in Burray village where the local amenities includes a modern primary school, shop and hotel. There is a regular bus service to both Kirkwall and St Margaret's Hope.





SERVICES – Mains services.

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 – By arrangement.

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

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

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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CMS

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.