



Ingleneuk,
Back Road, St Margaret's Hope, KW17 2SP

**OFFERS OVER £160,000 –
£15,000 LESS THAN HOME REPORT VALUATION**



Ingleneuk is an attractive 3-bedroom detached dwellinghouse.

Some areas of the property would benefit from modernisation however it does feature oil central heating and partial uPVC double glazed windows.

Ingleneuk is centrally located in St Margaret's Hope and has a parking area, adjoining shed, greenhouse and walled garden.

- Oil central heating.
- Partial uPVC framed and wood framed double glazed windows.
- Fireplaces in living room and bedroom 1 believed to be capped, (potential purchasers may wish to check this).
- Kitchen has fitted base and wall cupboards and space for breakfast table and chairs. Plumbing for washing machine and space for a gas fed cooker.
- Wet room style shower room with electric shower.
- 2 attic bedrooms each with a Velux window and radiator.
- Small attic room
- Walled side garden with open outlook, greenhouse, lawn, mature trees and bushes.
- Adjoining shed and parking area.

LOCATION

Ingleneuk is centrally located in the village of St Margaret's Hope close to amenities and the Hope Primary School. There is a daily bus service to and from Kirkwall and Stromness.





LIVING ROOM

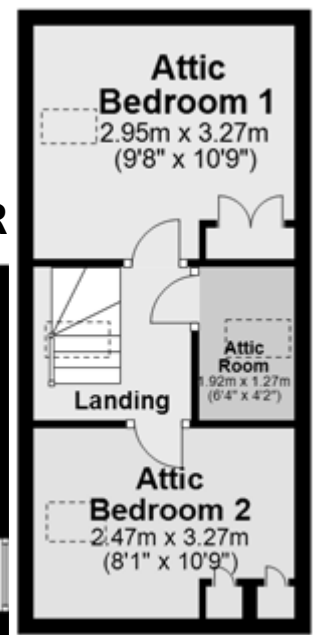


BEDROOM 1

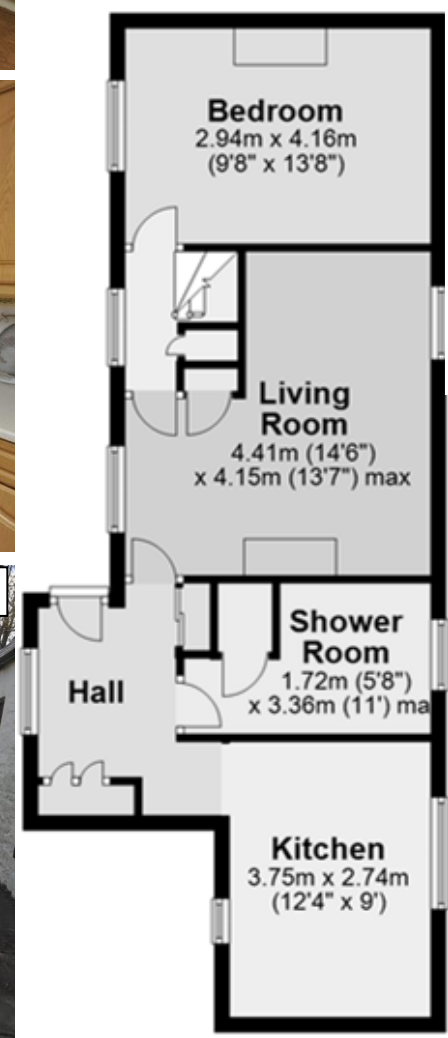


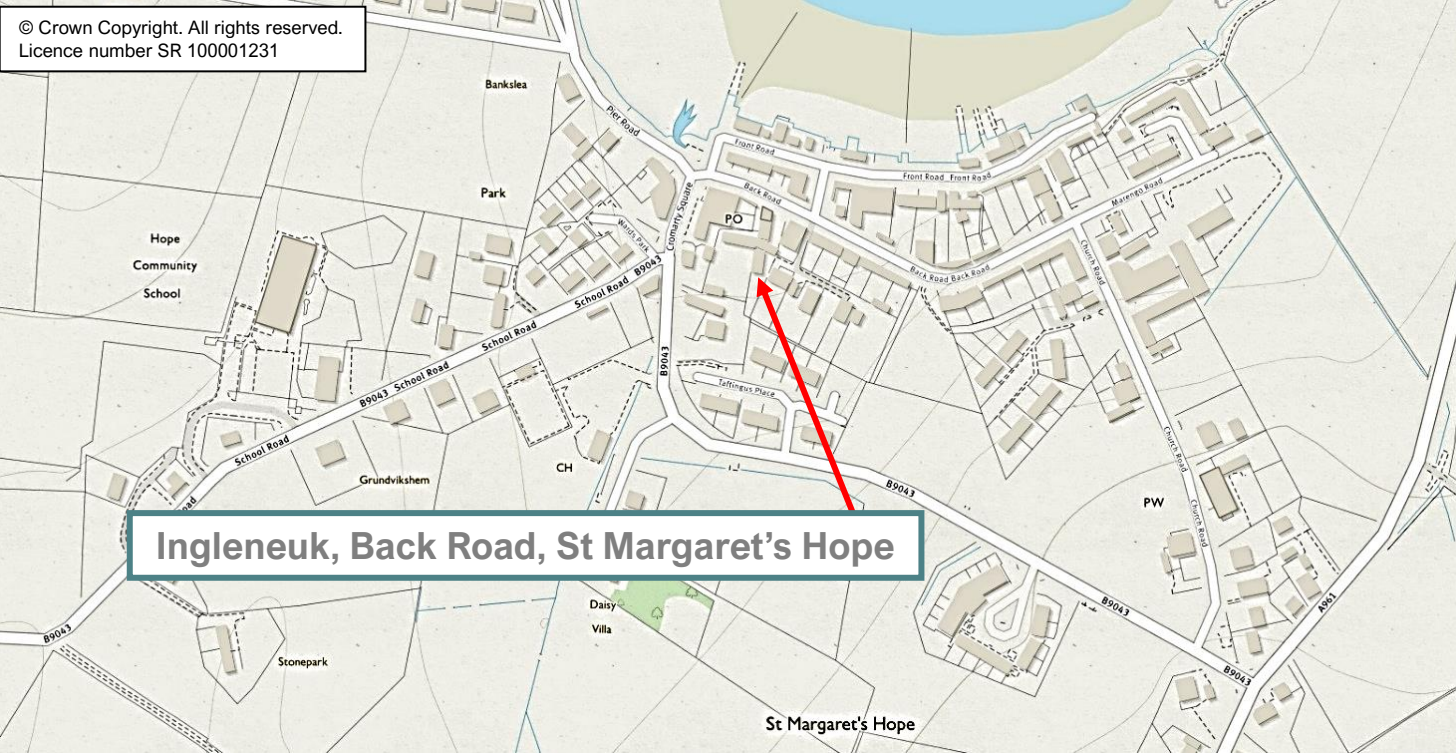
FRONT GARDEN

ATTIC FLOOR



GROUND FLOOR





Ingleneuk, Back Road, St Margaret's Hope



**ATTIC
BEDROOM 1**



**ATTIC
BEDROOM 2**



SERVICES – Mains services. Private septic tank. Telephone.

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 F.

ENTRY – Early entry available.

FIXTURES & FITTINGS – All floor coverings, curtains and fridge are included in the sale price.

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

PRICE – Offers Over £160,000 - **£15,000 LESS THAN HOME REPORT VALUATION**
Further enquiries should be directed to Lows Property Department, 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 W: www.lowsorkney.co.uk



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.