

**1 ADELAIDE, ST MARY'S,  
HOLM, KW17 2RT  
FIXED PRICE £160,000**

**£10,000 BELOW HOME REPORT VALUATION**



No. 1 Adelaide is a well presented modern 3 bedroom dwelling house situated in the outskirts of the picturesque St Mary's Village. The attractive property offers a high standard of accommodation and enjoys a beautiful view over the Loch of Ayre towards Scapa Flow.

The spacious dwelling stands in good decorative order and has UPVC framed double glazed windows together with air source central heating.

The accommodation includes a spacious living room with dining area featuring a large picture window to fully enjoy the view and patio doors. The fitted kitchen has a 4-ring hob, cooker hood, eye level double oven, dishwasher, fridge/freezer, plumbing for a washing machine and room for a breakfast table. There is also a shower room on the ground floor.

The 3 double bedrooms are all on the first floor and each have a built-in wardrobe with sliding mirror doors. The master bedroom also has an en-suite shower room and the spacious bathroom has a corner bath and separate shower cubicle.

The front garden is laid to lawn and there is a driveway and parking area to the rear.



## ACCOMMODATION

**VESTIBULE - 1.8m x 1.47m**

**HALL - 3.55m x 1.8m**

**LIVING ROOM - 2.9 x 3.42 + 5.8m x 4.25m + 8.7m x 4.25m (max)**

**KITCHEN - 4.36m x 3.02m**

**SHOWER ROOM - 2m x 1.8m**

**LANDING - 3.08m x 1.9m (max)**

**BATHROOM - 3.24 m x 2.4m**

**BEDROOM 1 - 3.77m x 3.08m**

**EN-SUITE - 2.46m x 1.2m + 1.06m x 0.9m**

**BEDROOM 2 - 3.47m x 3.08m**

**BEDROOM 3 - 3.47m x 3.03m**

**SERVICES:** Mains services. Telephone.

**COUNCIL TAX BAND:** Band D. 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.

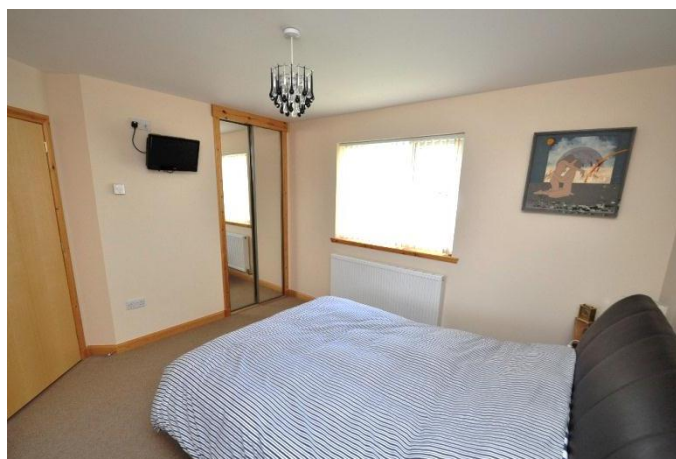
**ENERGY PERFORMANCE RATING –** Band C.

**ENTRY:** By arrangement.

**FIXTURES & FITTINGS:** All floor coverings and blinds are included in the sale price.

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

**PRICE:** Fixed Price £160,000 - **£10,000 BELOW VALUATION**  
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**

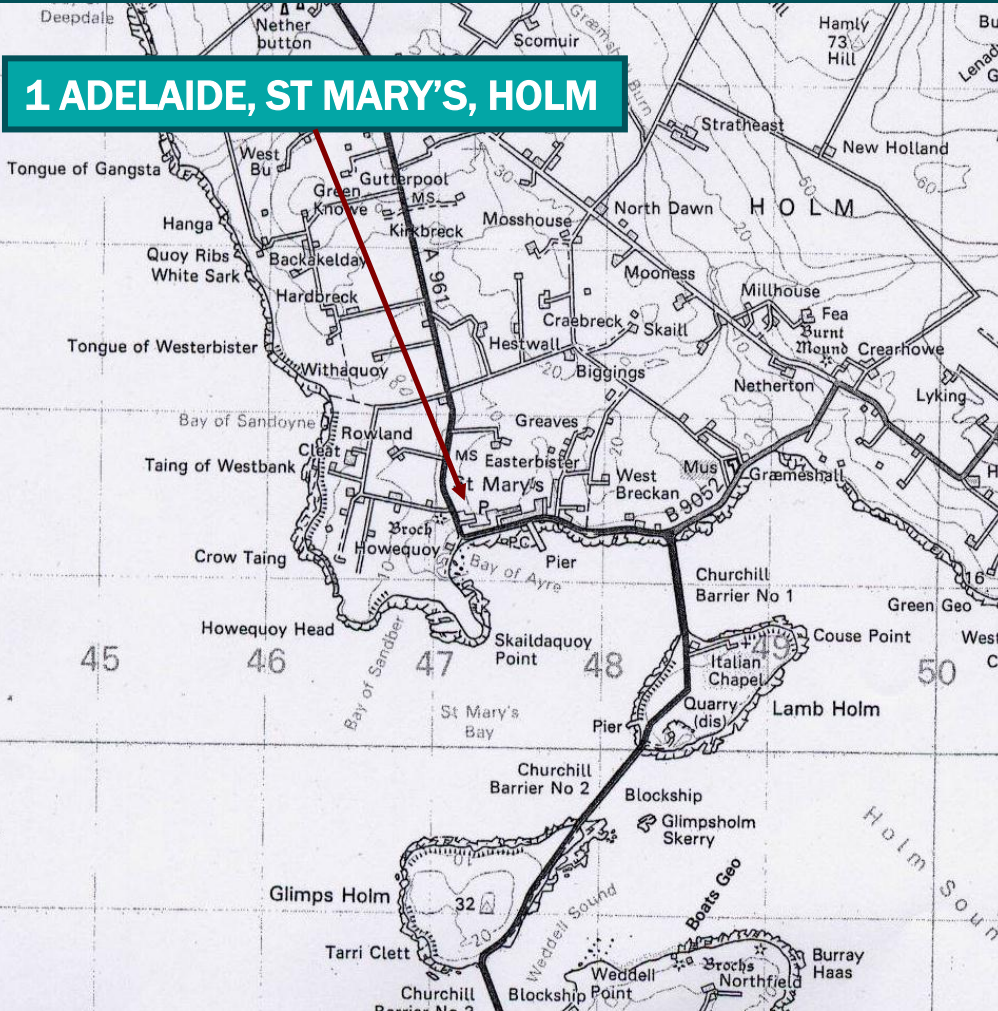
**E. enquiries@lowsorkney.co.uk W. www.lowsorkney.co.uk**

**AJB**

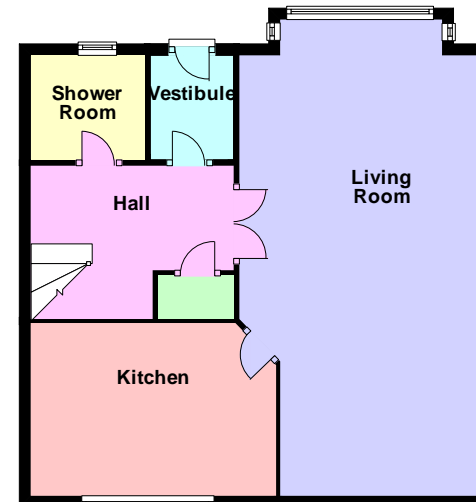
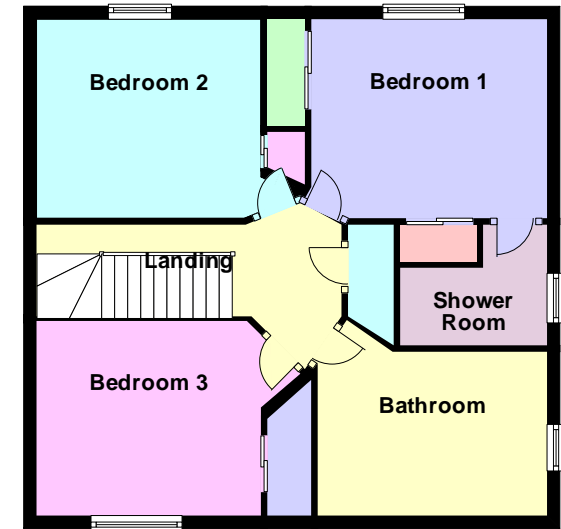
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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.

**1 ADELAIDE, ST MARY'S, HOLM**



**FIRST FLOOR**



**GROUND FLOOR**