



## 7 Quilco, Dounby, KW17 2HW

7 Quilco is a well presented 3 bedroom linked detached bungalow situated in a residential cul-de-sac close to Dounby Primary School.

The property is tastefully decorated throughout and has a large enclosed rear garden.

**OFFERS OVER  
£125,000**



- UPVC framed double glazed windows.
- Electric storage heating.
- Tastefully decorated throughout.
- Spacious living room with focal point fire.
- Built in wardrobes in each bedroom.
- Ample storage cupboards in hall.
- Bathroom with shower over bath.
- Driveway. 2 wooden garden sheds.
- Garden to front laid to lawn and a large enclosed rear garden laid to lawn with flower borders, bushes and trees.



## LOCATION

7 Quilco is situated in a housing development within walking distance of the local primary school and local amenities.

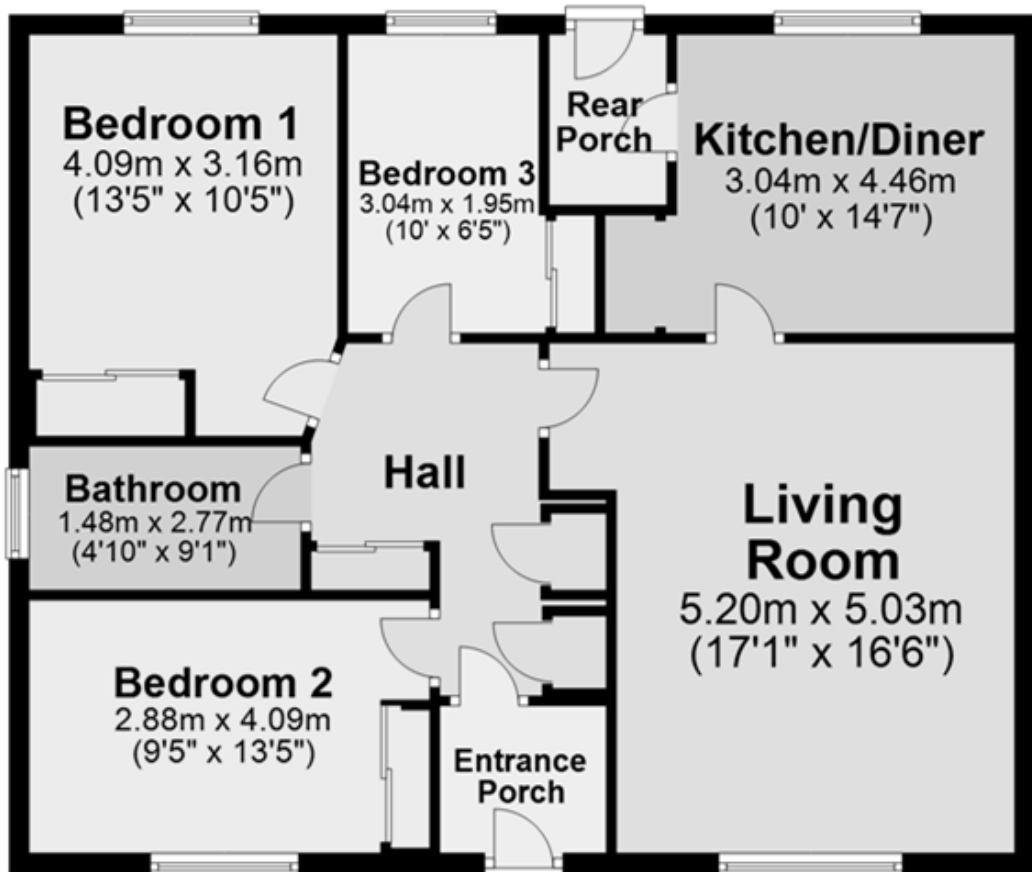




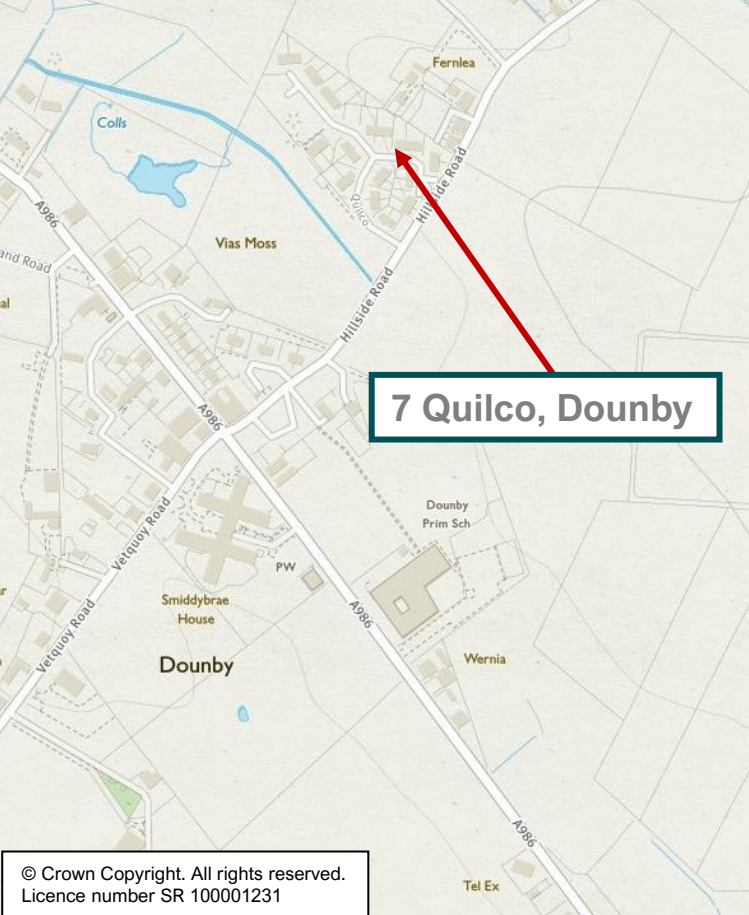
**BEDROOM 1**



**BEDROOM 2**







**7 Quilco, Dounby**

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**BEDROOM 3**



**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** - Band C. 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 D.

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – All floor coverings and blinds are included in the sale price. Items of white goods may be available by separate negotiation.

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

**PRICE** – Offers over £125,000.

Further enquires 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](http://www.lowsorkney.co.uk)

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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.