

# ELONER, CHURCH ROAD, ST MARGARET'S HOPE, KW17 2SR OFFERS OVER £155,000



Eloner is an attractive 3 bedroom detached dwellinghouse situated in the picturesque village of St Margaret's Hope. The well-presented property was tastefully modernised in recent years and has a spacious garage/workshop.

The dwellinghouse has oil central heating and wooden double glazed windows.

The spacious living room has an alcove with display shelves and a cabinet. An oil fired stove rests on a tiled hearth. The large kitchen has room for a dining table and there are fitted base and wall cupboards incorporating an extractor fan and plumbing for a dishwasher and washing machine.

Also on the ground floor is bedroom 1 which has a modern en-suite shower room. The bathroom and bedrooms 2 and 3 are on the first floor.

The large garage/workshop has an inspection pit, workbench, toilet, lights and power points. There is room to park cars in front of the garage. The walled and fenced rear garden includes lawn and a garden shed.



## ACCOMMODATION

**ENTRANCE HALL - 2.43m x 1.88m**

**LIVING ROOM - 4.34m x 3.23m**

**KITCHEN - 5m x 3.5m**

**BEDROOM 1 - 4.44m x 3.25m**

**EN-SUITE - 2.3m x 1.43m**

**LANDING - 2.4m x 2m**

**BATHROOM - 2.37m x 1.6m (max)**

**BEDROOM 2 - 3.62m x 3.25m (max)**

**BEDROOM 3 - 3.62m x 2.7m**

## OUTSIDE

**GARAGE/WORKSHOP - 6.5m x 4.3m + 3.3m x 1.62m**

**GARDEN SHED**

**SERVICES** - Main 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 E

**ENTRY** - By arrangement but not before April 2016.

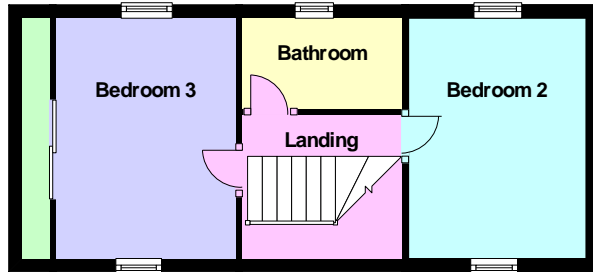
**FIXTURES AND FITTINGS** - All floor coverings, curtains and blinds are included in the sale price.

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

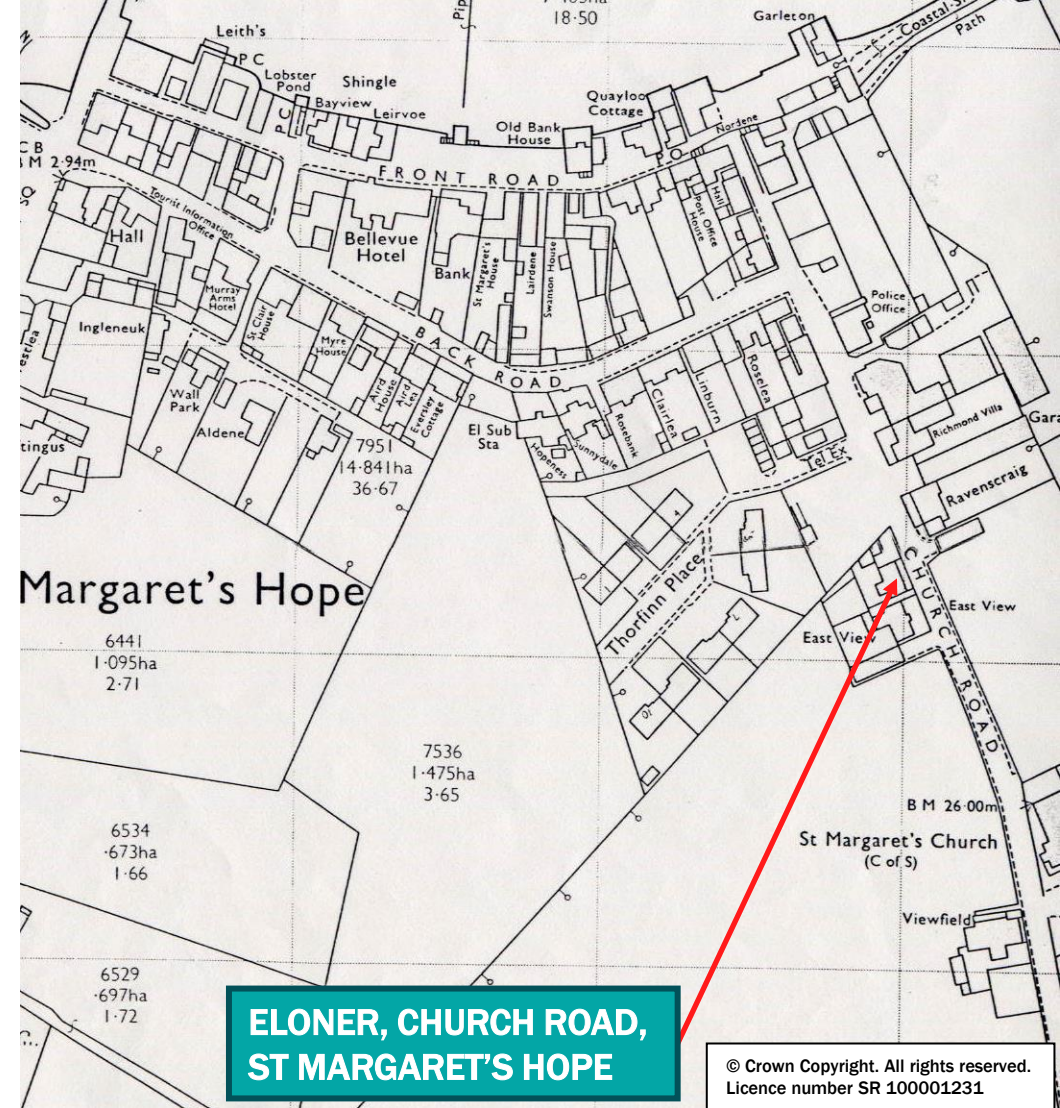
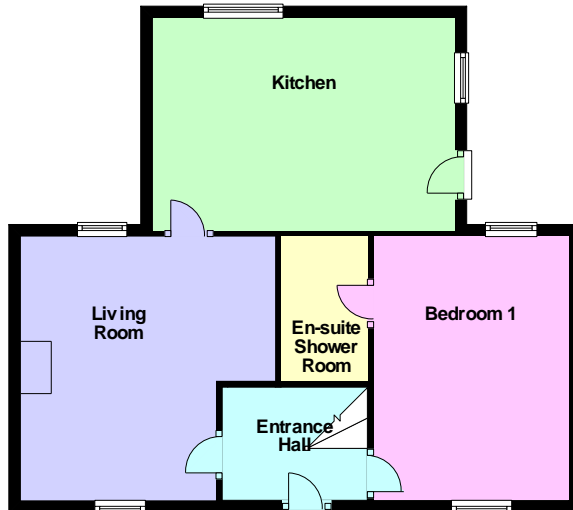
**PRICE** - Offers over £155,00  
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.



## FIRST FLOOR



## GROUND FLOOR



**ELONER, CHURCH ROAD,  
ST MARGARET'S HOPE**

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### ETCN

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.

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