



Veskyar,
St Clair, Holm, KW17 2RZ

OFFERS OVER £255,000





Veskyar is a spacious well-presented 3 bedroom detached bungalow with beautiful sea views over Scapa Flow and the surrounding countryside from its elevated position.

The modern property has neutral décor throughout and provides the perfect space for a family inside and out.

There is a large driveway, block built shed and large enclosed garden.

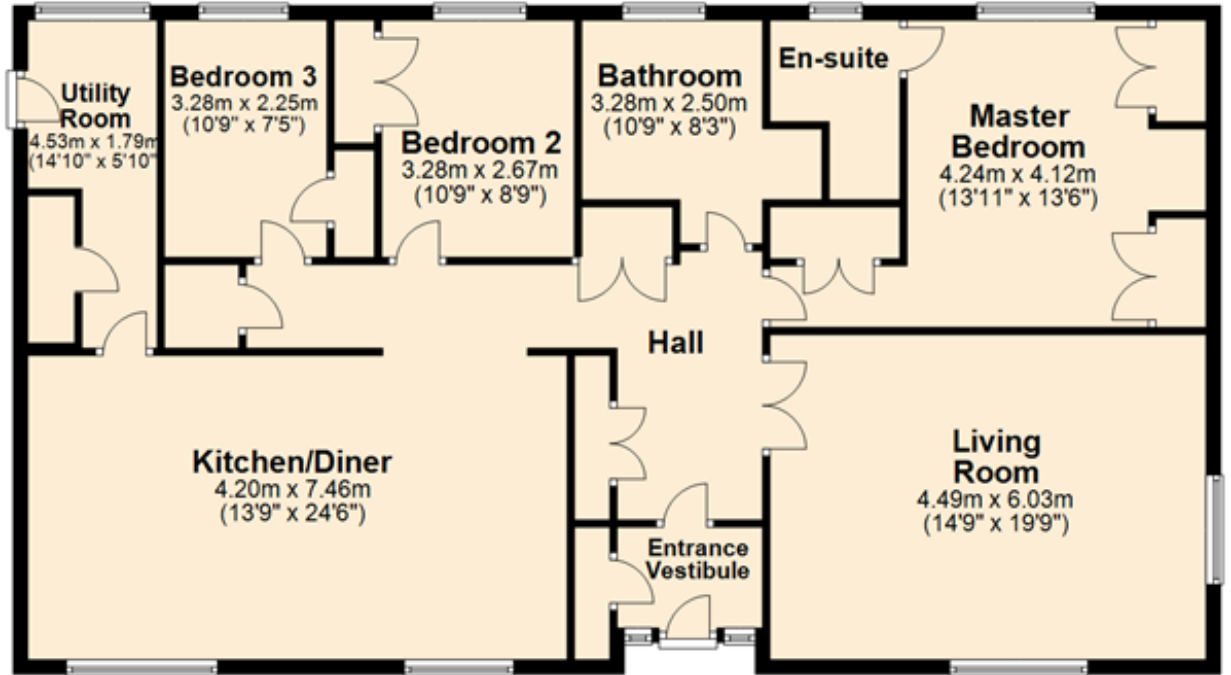
- UPVC framed double glazed windows and exterior doors.
- Air to air source heating and electric under floor heating.
- Dual aspect living room.
- Kitchen/diner with integrated appliances and space for table and chairs.
- Utility room.
- All bedrooms have built in wardrobes.
- Master bedroom with en-suite shower room.
- Bathroom has 4 piece suite including a corner bath and shower cubicle.
- Large drive.
- Block built shed.
- Enclosed garden laid to lawn with drying area.
- Sea views towards Scapa Flow, Churchill Barriers and over the surrounding countryside.

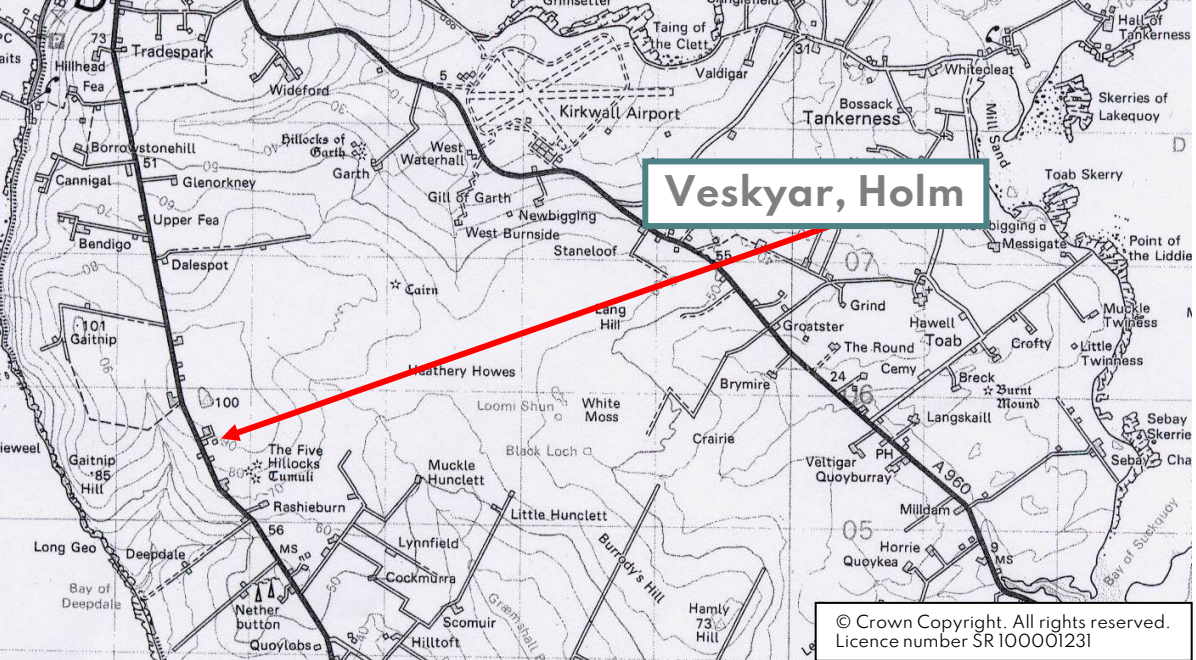
LOCATION

Veskyar is situated only 4 miles from Kirkwall and is on the X1 bus route from St Margaret's Hope to Stromness with a daily service.









SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band D. 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 & FITTINGS – All floor coverings, curtains and blinds are included in the sale price. The new hot water tank may be available by separate negotiation.

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

PRICE – Offers Over £255,000.

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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EJT

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.