



**CLOSING DATE SET FOR OFFERS  
4PM THURSDAY 26<sup>TH</sup> SEPTEMBER 2019**

**Newer Lea, Back Road,  
Stromness, KW16 3DS**

Substantial 3 bedroom detached dwellinghouse situated in an elevated position with beautiful sea views over the harbour, the Holms of Stromness and the West Mainland.

Newer Lea includes a garage, 2 sheds and a large garden to lawn with trees.

**OFFERS OVER  
£235,000**



- Oil fired central heating.
- UPVC framed double glazed windows.
- Living room with electric focal point fire.
- Dining area within kitchen.
- Bathroom. Shower room.
- Utility room.
- 2 bedrooms on ground floor.
- Large 3<sup>rd</sup> bedroom on 1<sup>st</sup> floor.
- Tarmac driveway, garage and 2 wooden sheds.
- Large garden to lawn with trees and a drying area.
- Sea views over Stromness harbour.



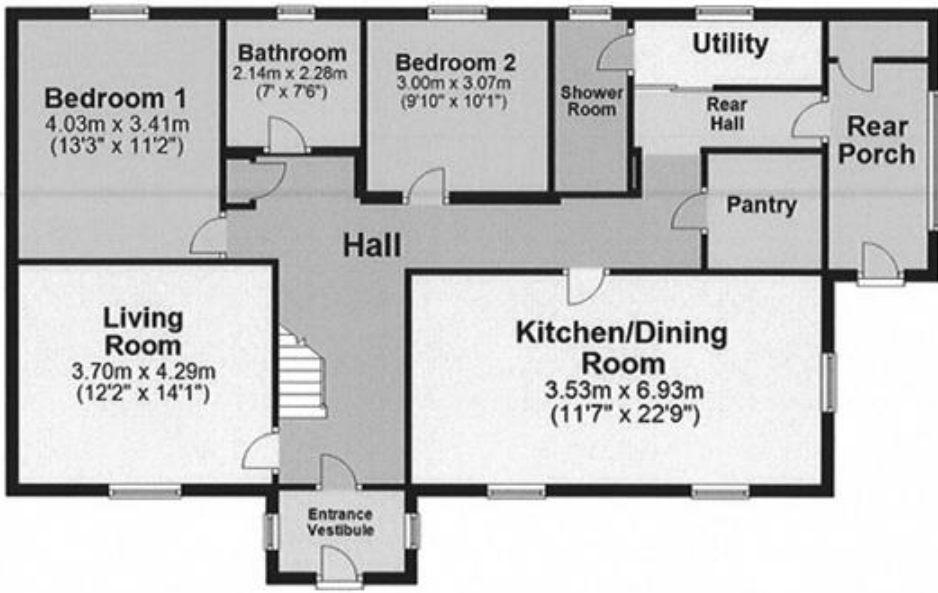
## LOCATION

Newer Lea is situated in an elevated position on the Back Road within walking distance of the town centre and all local amenities.

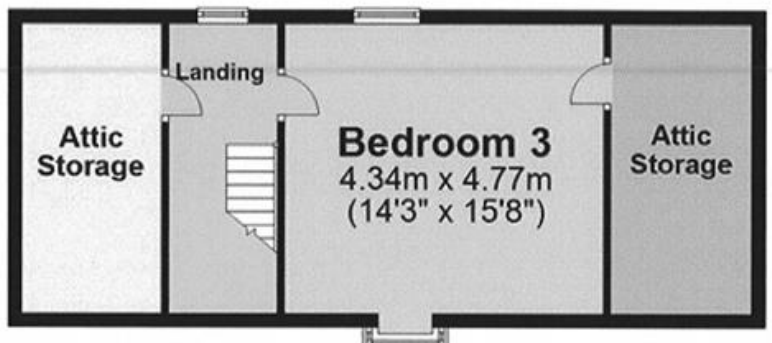
BEDROOM 1



BEDROOM 3



GROUND FLOOR



FIRST FLOOR



**SERVICES** – Mains services.

**COUNCIL TAX BAND** - Band E. 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** – Entry by arrangement.

**FIXTURES AND FITTINGS** – All floor coverings, carpets and curtains are included in the sale price. Some items of furniture and white goods may be available by separate negotiation.

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

**PRICE** – Offers over £235,000.

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

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**RJF**

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.