



Nethersands Cottage,

Deerness, KW17 2QQ

OFFERS OVER £195,000





Nethersands Cottage is a bright and spacious 3 bedroom detached bungalow which has been tastefully modernised inside and out. The modern property has neutral décor throughout and provides the perfect space for a family. There is a driveway, integral garage, large enclosed garden and sea views to Copinsay.

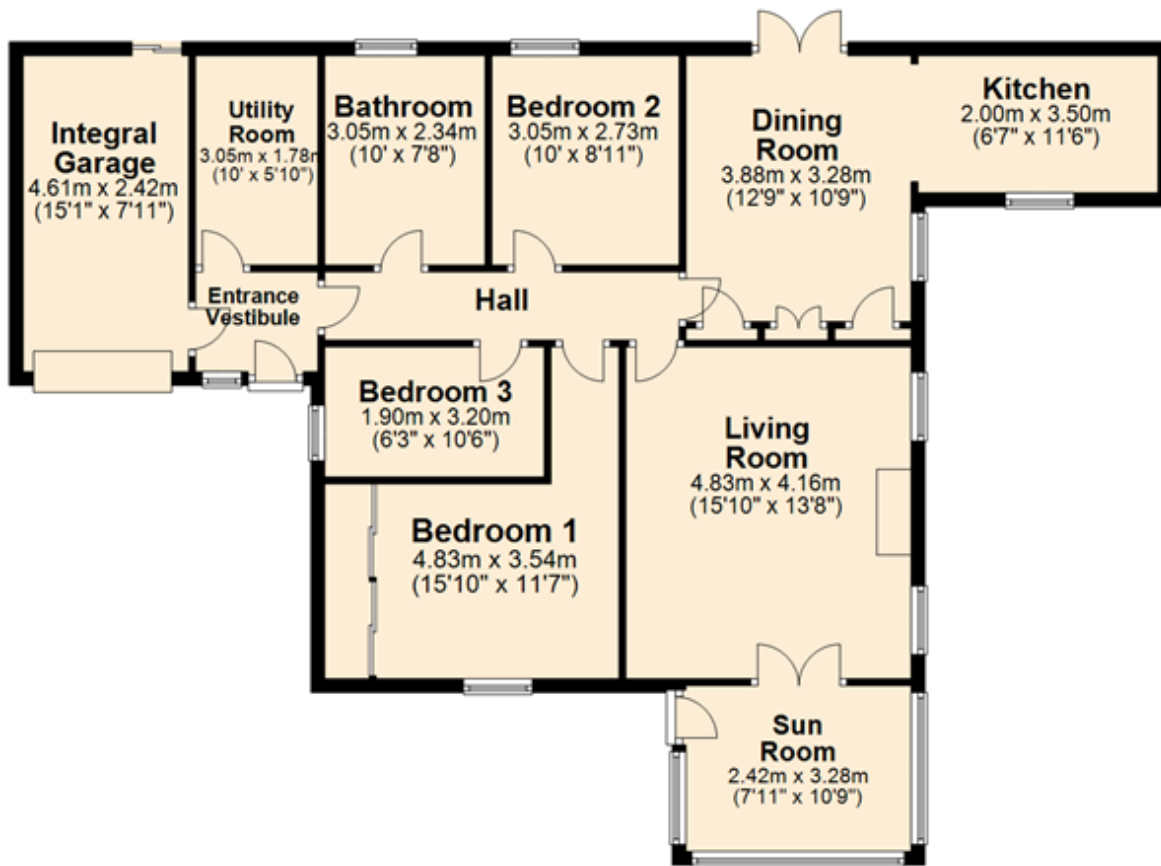
- Mostly UPVC framed double glazed windows.
- Air to air source heating.
- Multi fuel stove in living room.
- Sun room with door to patio.
- Dual aspect dining room with patio doors to garden and opening into kitchen.
- Modern fitted kitchen with integral appliances.
- Bathroom with electric shower above bath.
- Bedroom 1 has fitted wardrobes with mirror doors.
- Utility room.
- Integral garage.
- Large enclosed garden laid to lawn with drying line.
- New patio.
- Newly dashed.
- Sea views to Copinsay.

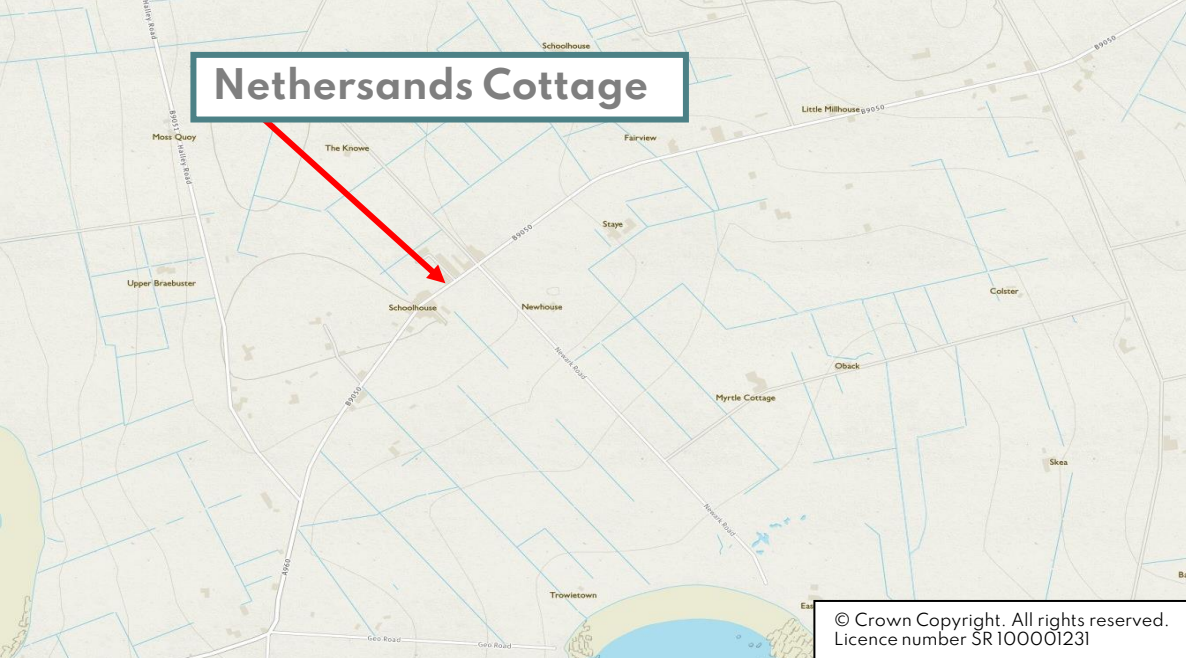
LOCATION

Nethersands Cottage is situated in Deerness approximately 11 miles from Kirkwall. There is a general store with sub post office and a gin distillery close by.









SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band B. 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.

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

PRICE – Offers Over £195,000.

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

rightmove 
find your happy

CMS

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.