

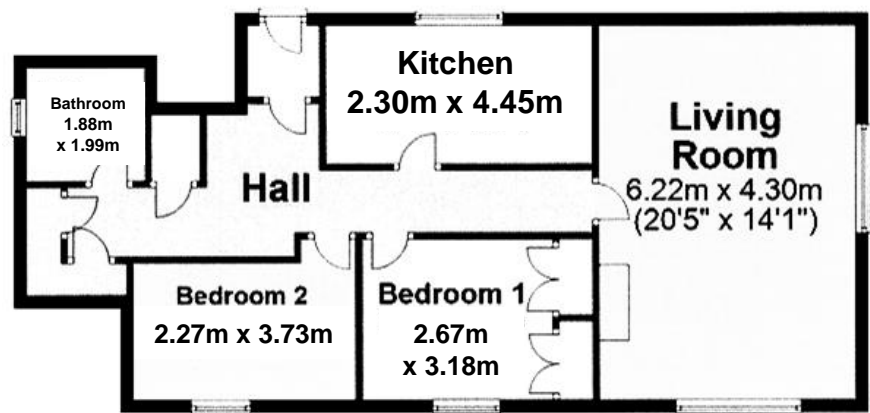


Elbreck, Shapinsay, KW17 2DY

Elbreck is a 2 bedroom ground floor flat situated on the outskirts of Balfour. The property, which enjoys a beautiful waterfront location, requires modernisation. The spacious living room has a fireplace with back boiler heating the radiators. Mostly uPVC framed double glazed windows.

**OFFERS OVER
£38,000**

**£12,000 LESS THAN
HOME REPORT
VALUATION**



SERVICES – Mains water and electricity.

COUNCIL TAX BAND - Band A. 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 F.

ENTRY – Early entry available.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

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

PRICE – Offers over £38,000- **£12,000 LESS THAN HOME REPORT VALUATION**

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.