



Treetops,
Lyness, Hoy, KW16 3NT

FIXED PRICE £205,000



Treetops is a bright and spacious 4 bedroom detached bungalow situated a short walk from the Lyness ferry terminal.

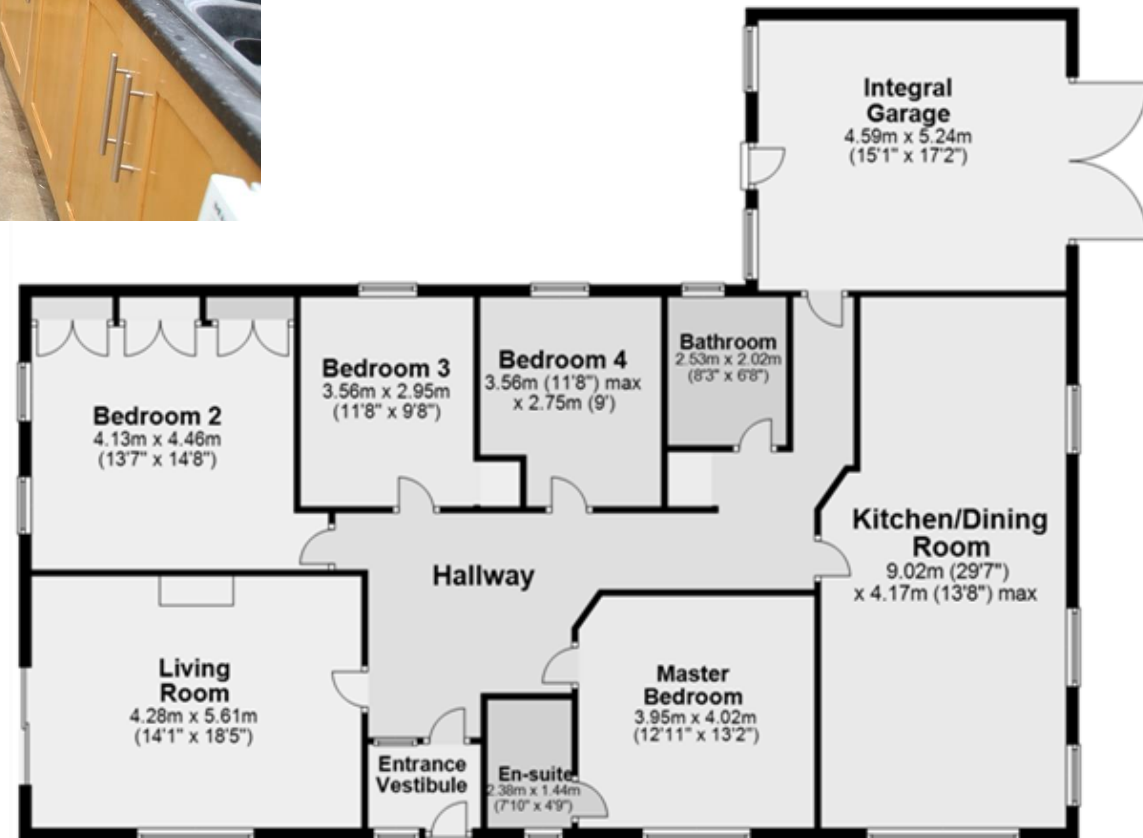
Renovated in recent years the property now benefits from external insulation, a new central heating system, kitchen with built in Smeg appliances, bathroom and a fully enclosed garden.

- UPVC framed double glazing.
- Oil fired central heating.
- Living room with window and patio doors out to garden.
- Large modern kitchen/diner with integral Smeg appliances and space for table and chairs.
- Neutral décor throughout.
- New bathroom suite comprising a jacuzzi bath, WC and WHB set in a vanity unit.
- Master bedroom with en-suite shower room.
- Mature enclosed garden laid to lawn with patio area.
- Integral garage to rear.

LOCATION

Treetops is situated in Lyness a short walk from the ferry terminal. The newly upgraded Scapa Flow Visitor Centre is nearby and local amenities can be found in Longhope which is approximately 7.7 miles away. There are many historical points of interest in Hoy.





MASTER BEDROOM



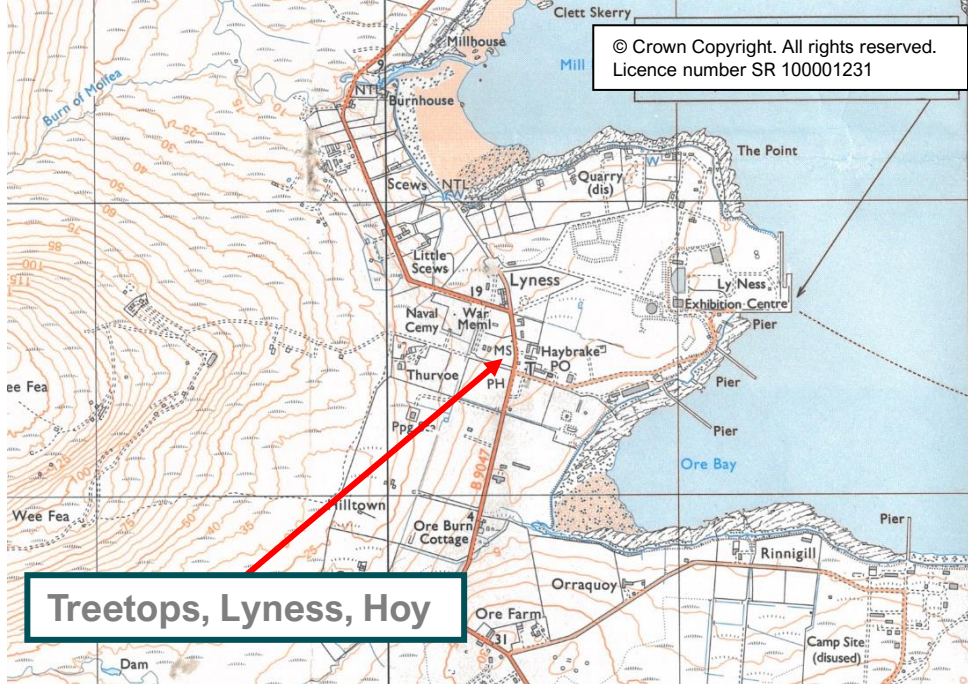
BEDROOM 2



EN-SUITE



BEDROOM 4



Treetops, Lyness, Hoy



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND - Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings and some materials along with a new shower for the bathroom 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 – Fixed Price £205,000.
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.