



4 Market Green,
Dounby, KW17 2HU

OFFERS OVER £140,000



4 Market Green is a well-presented 3 bedroom semi-detached dwelling house. The property stands in good decorative order and may especially appeal to first-time buyers or young families. Open outlook to rear.

There is a spacious living room and a modern fitted kitchen. The ground floor also includes a toilet and a large store cupboard beneath the staircase.

The shower room and bedrooms are on the first floor. There is an enclosed garden to the front, side and rear.

- Oil central heating.
- uPVC framed double glazed windows.
- Spacious living room.
- Kitchen has modern fitted units incorporating a hob, oven and cooker hood, together with a dining area.
- 2nd Toilet on ground floor.
- Shower room on first floor.
- Fitted wardrobe in bedroom 1.
- Built-in cupboard in bedroom 3.
- Spacious enclosed garden with shed, lawn, trees and bushes.

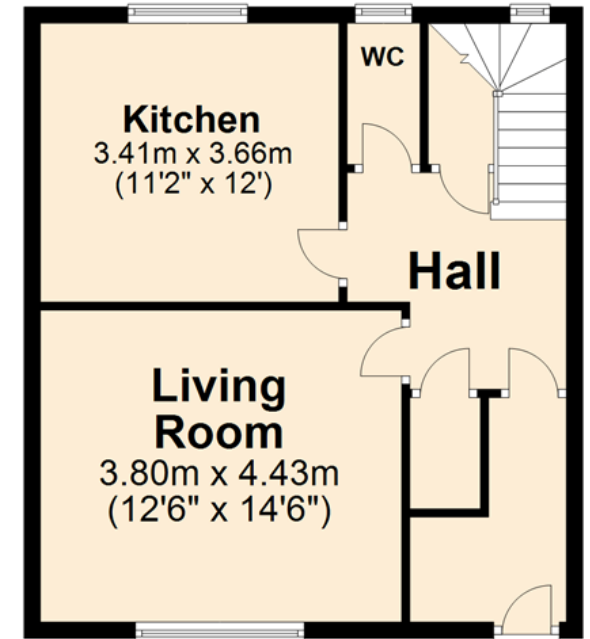
LOCATION

4 Market Green is situated in Dounby village where there is a primary school, post office, surgery, supermarket and hotel.

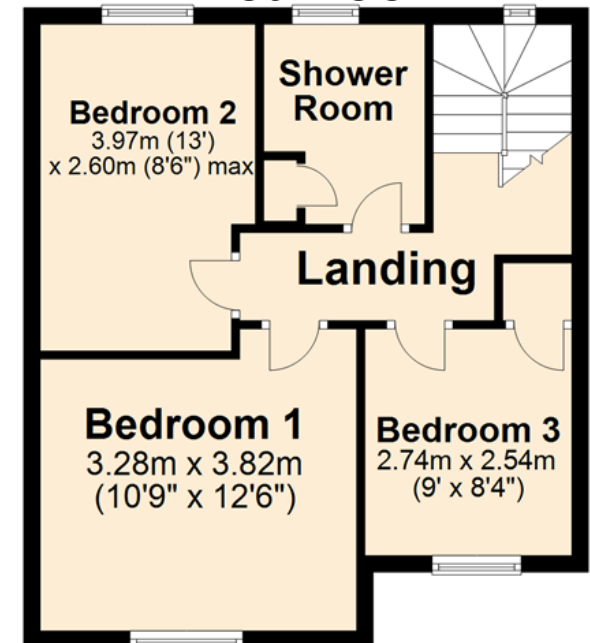


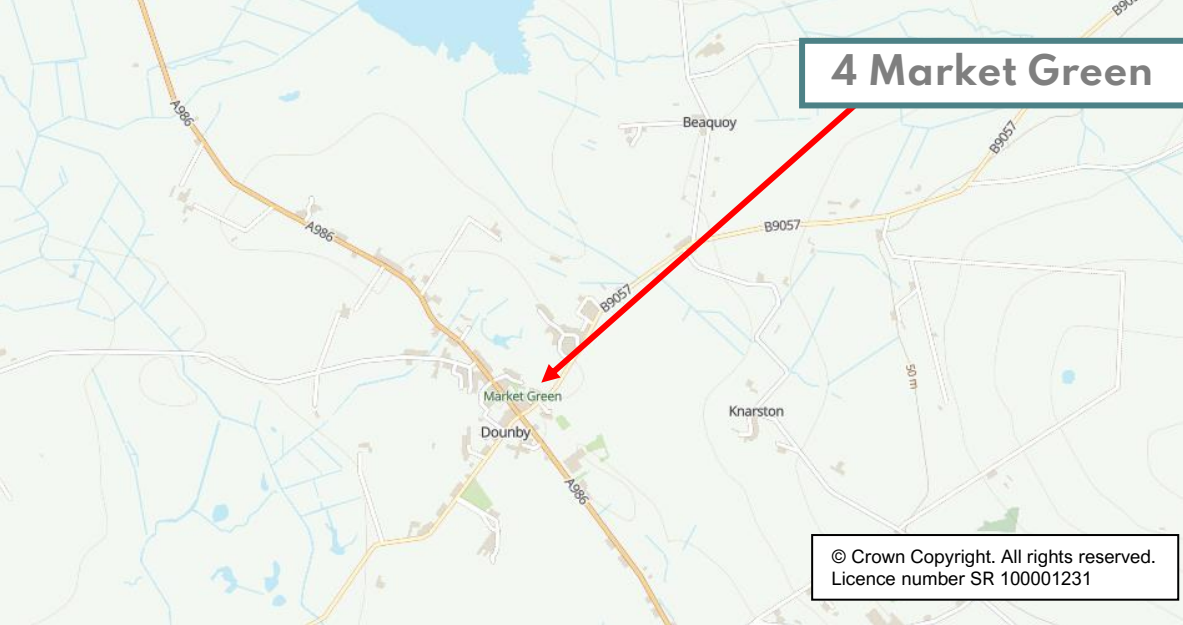


Ground Floor



First Floor





SERVICES – Mains services.

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

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

PRICE – Offers Over £140,000

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

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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.