



South Palace Green, Palace, Birsay, KW17 2LX

South Palace Green is a well-presented 3 bedroom semi-detached bungalow situated in the heart of the village of Palace in Birsay close to the Earl's Palace, a ruined 16th – century castle and a short walk to the Brough of Birsay.

**OFFERS OVER
£140,000**



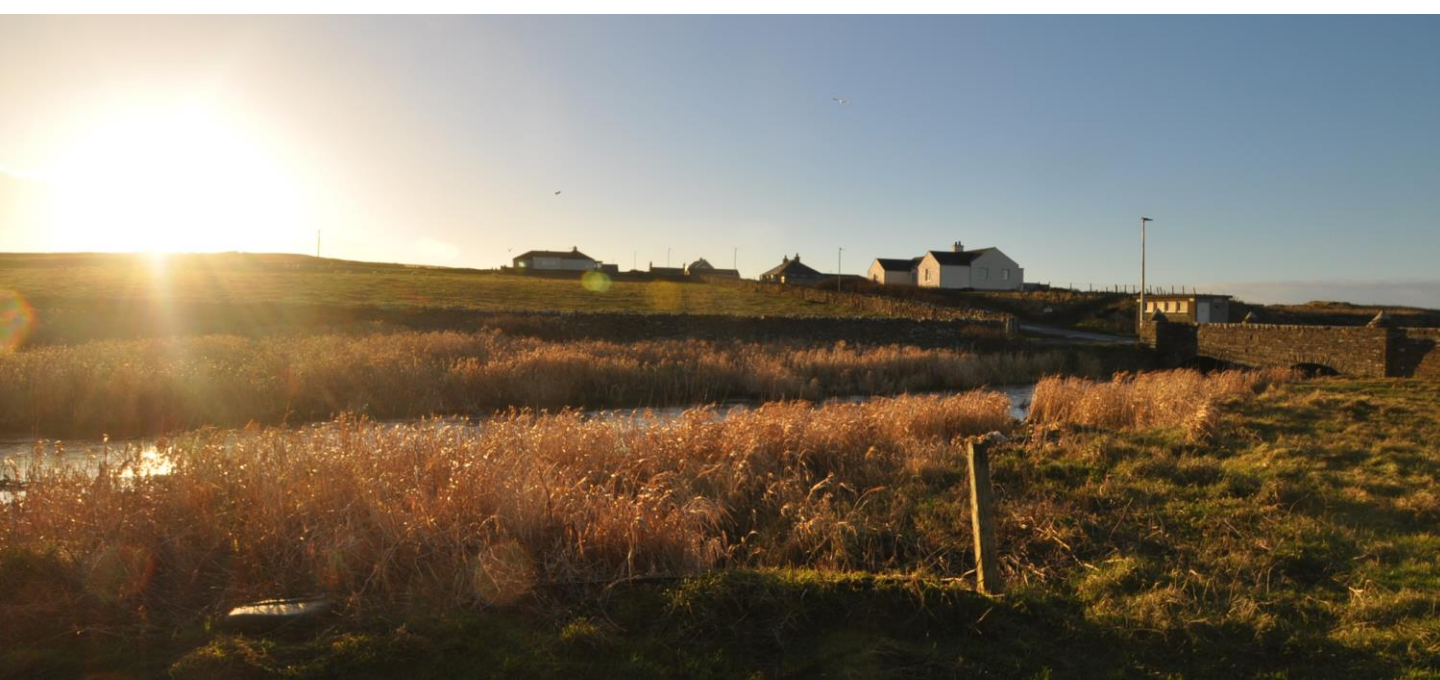
- Patio doors in living room.
- Kitchen with dining area and modern fitted units.
- Modern shower room.
- Tastefully decorated throughout.
- Oil central heating.
- UPVC framed double glazed windows.
- 3 stores.
- Walled garden to front – parking area to side.



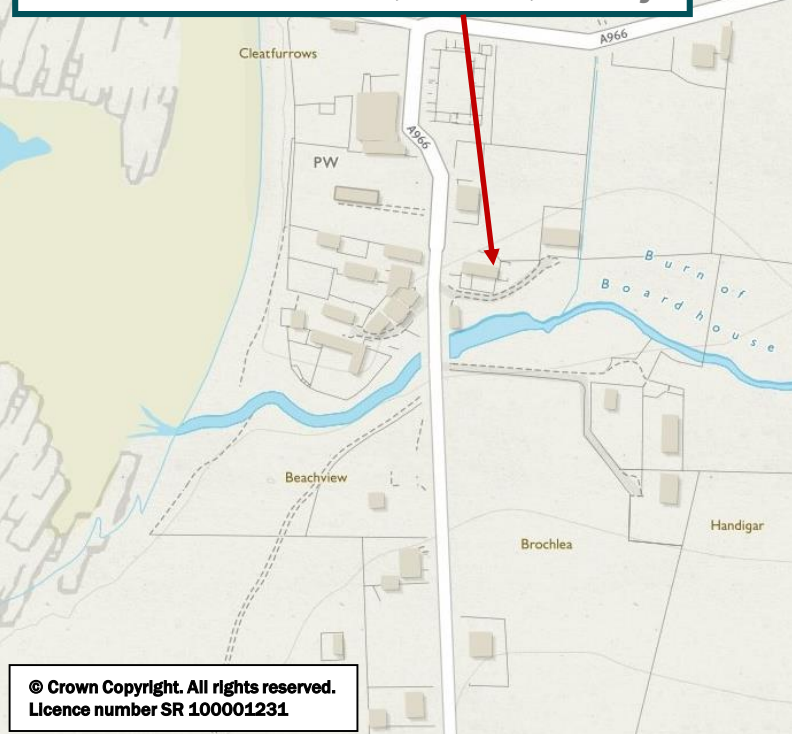
LOCATION

The property enjoys a pleasant location within walking distance of Birsay Bay and the Brough of Birsay. There is a general store in Palace and a bus service to Kirkwall.





South Palace Green, Palace, Birsay



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BEDROOM 1



BEDROOM 2



SERVICES - Mains water and electricity. Telephone. Private Septic Tank.

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 E.

ENTRY - By arrangement.

FIXTURES AND 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.

ETCN

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.

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