



The Coppice,
Stromness, KW16 3HT

OFFERS OVER £275,000





The Coppice is a newly built, highly insulated, 3-4 bedroom detached dwelling situated on the outskirts of Stromness with sea views towards Hoy.

The unique property requires minor finishings, flooring to be laid in some rooms and landscaping outside.

There is a large driveway and garden.

- UPVC framed double glazing.
- Air to water heating.
- Kitchen/diner with space for table and chairs and pantry.
- Utility room with plumbing for washing machine.
- Bathroom.
- Three bedrooms on ground floor.
- Living room, bedroom 4/second living room and WC on first floor.
- Ample storage throughout.
- Large driveway.
- Garden with hazel trees planted. Patio area. Drying line.

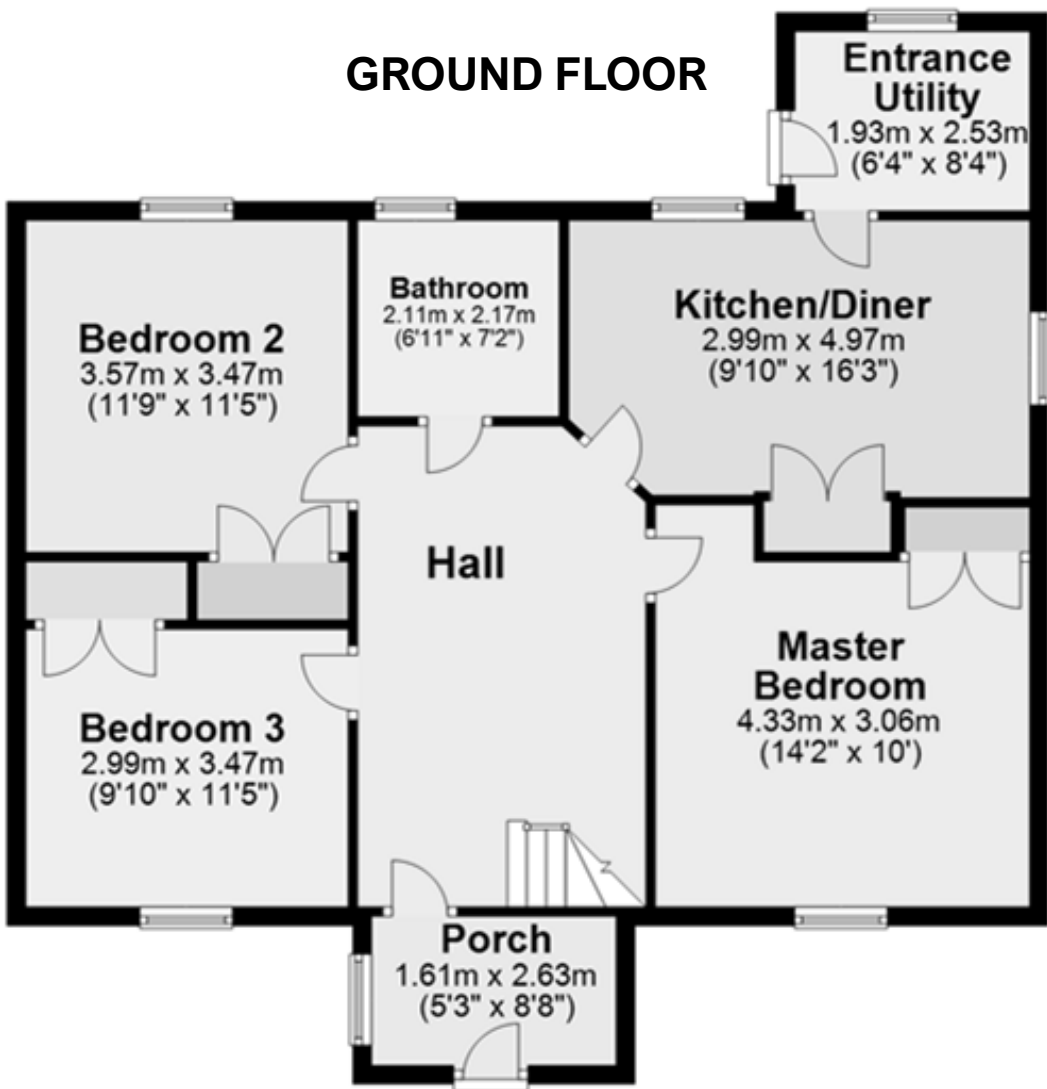
LOCATION

The Coppice is situated only a ten-minute walk from the town centre and is close to schools and local amenities.

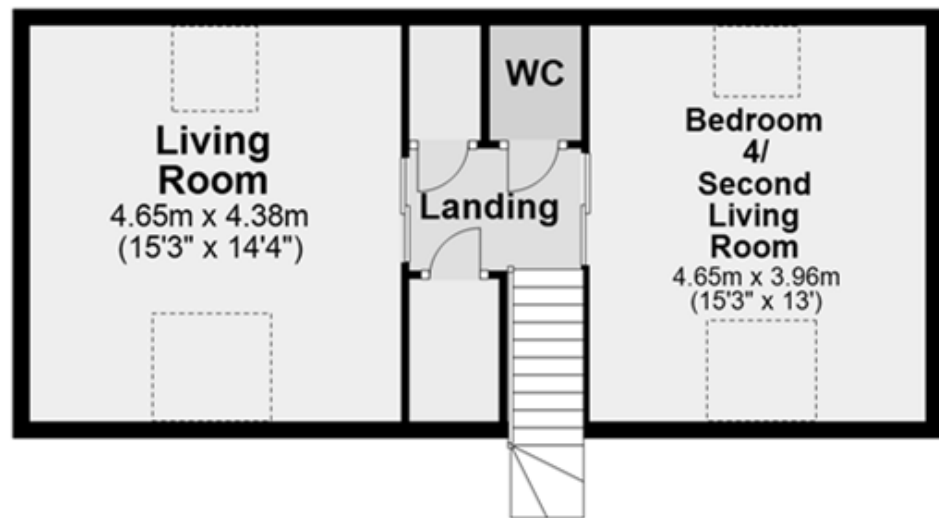




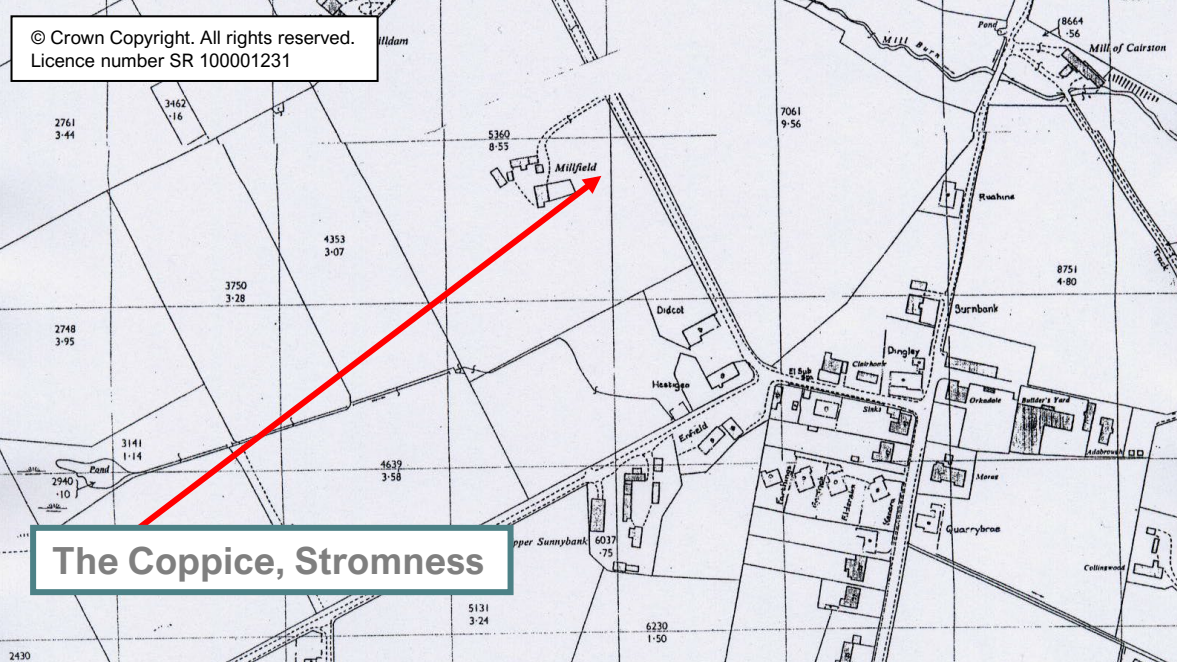
GROUND FLOOR



FIRST FLOOR



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SERVICES – Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND – Band E. 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 B.

ENTRY – By arrangement.

FIXTURES & FITTINGS –Slate tile flooring for the hall and some insulation is included in the sale price.

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

PRICE – Offers Over 275,000.

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.