

NEVISKERRY, SCAPA, ST OLA
KW15 1SD
OFFERS OVER £250,000



Neviskerry is a substantial 4 bedroomed modern dwellinghouse enjoying an outstanding position overlooking Scapa bay.

The attractive 1 ½ storey property has an undeveloped first floor which may appeal to those requiring further accommodation.

The spacious living room has a fireplace and a large window to admire the view from together with a sliding door into the conservatory. The conservatory has a flagstone floor and a large window and patio doors and is open plan with the dining area.

The kitchen which is divided from the dining area by a feature stone wall has modern fitted floor and wall cupboards incorporating Siemens appliances (combi microwave and grill, fan oven, 4 ring hob and cooker hood) together with integral larder fridge and dishwasher. There is also a food preparation island with breakfast bar, stone tiled floor and 3 stages of lighting (skirting, under wall units and ceiling).

The house has an abundance of large storage cupboards and there is a utility room, off the kitchen, which has a sink and plumbing for a washing machine.

The modern bathroom has electric under floor heating together with tiled walls and a bath, shower cubicle, bidet and a wash hand basin set in a vanity unit.

There are 4 double bedrooms with the master bedroom having an en-suite shower room and the others having a built-in wardrobe.



ACCOMMODATION:

VESTIBULE: 7'2" x 5'10"

HALL: 16'5" x 5'8" + 7' x 3'10" + 14'8" x 7' + 9' x 3'10"

LIVING ROOM: 17'9" x 14'5" + 7'6" x 3'10"

**DININGROOM/
CONSERVATORY: 17'6" x 11'1"**

KITCHEN: 18'10" x 12'5" + 6'4" x 3'10"

UTILITY ROOM: 12'7" x 6'2"

BATHROOM: 8'8" x 8'2"

BEDROOM 1: 12'11" x 11'6"

EN-SUITE: 8'6" x 5'5"

BEDROOM 2: 11'5" x 10'2"

BEDROOM 3: 13'1" x 10'4"

BEDROOM 4: 13' x 9'

GARAGE: 25'3" x 23'

**FORMER AIR RAID
SHELTER**

Adjoining the house is a large garage with inspection pit and a door leading into the kitchen and within the garden there is an air raid shelter.

The garden ground includes a parking area in front of the garage and lawn to the sides and rear. There is also a sheltered patio area to one side.

Nevis Kerry has wooden framed double glazed windows and electric heating powered by modern air source units and storage and panel heaters.

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

COUNCIL TAX BAND - Band F. 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

FIXTURES & FITTINGS - All floor coverings will be included in the sale price.

VIEWING - For an appointment To view please contact Lows Property Shop.

ENTRY - By arrangement

PRICE - Offers over £250,000

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



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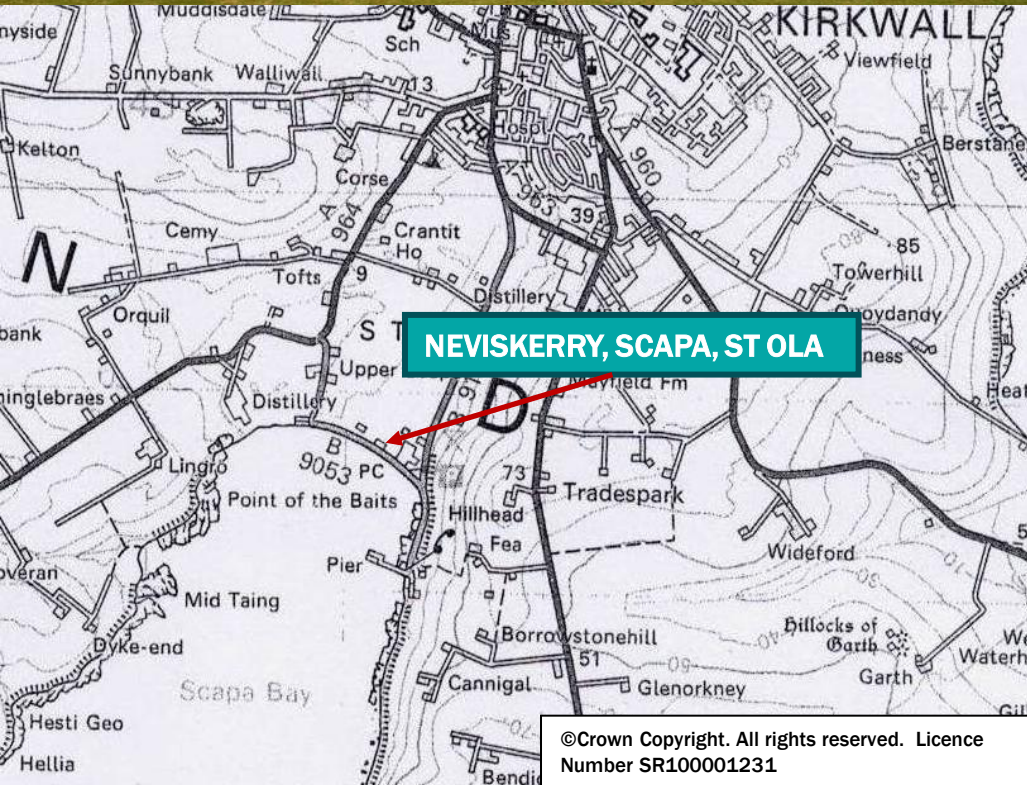
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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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.

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