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LOWS

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Grindalea, Stronsay Fixed Price £145,000



This 4 bedroomed modern bungalow enjoys beautiful views over farmland to the sea. Offers a high standard of family accommodation on this picturesque island.

**Living room • Kitchen • Office • Utility Room
Bathroom • 4 Bedrooms – one with en-suite. Garage**

Oil central heating • Hardwood framed double glazed windows

www.lowsorkney.co.uk

ACCOMMODATION COMPRISES:

Vestibule: 6'1" x 4'11". Wooden front door with 2 glass panels, glazed side panel, cloak cupboard, wooden inner door with 15 glazed panels leads into the hall, glazed side panel.

Hall: 14'7" x 5'9" + 16' x 3'4". L shaped, 2 radiators, access to attic, 2 DPP.

Living room: 19'2 x 12'8". Window, radiator, centre light, 3 wall lights, phone point, TV point, 4 DPP.



Kitchen: 20'2" x 12'11". Window, 2 radiators, large dining area, modern fitted floor and wall cupboards, work top surfaces with tiled splash backs, 1½ bowl sink with mixer tap, 4 ring gas hob, eye level double oven, food preparation island, laminate floor, doors into the hall, office and utility room, 5 DPP.

Utility Room: 7'11" x 5'1". Wooden rear door with a double glazed panel, stainless steel sink, built-in cupboard, plumbing for a washing machine, space for a tumble dryer.

Office: 9'4" x 5'10". Window, radiator, phone point, 2 DPP.

Bathroom: 10'3" x 5'9". Window, 3 piece white suite, radiator, extractor fan.



Bedroom 1: 12'1" x 11' (max). Window, radiator, large built-in wardrobe with 3 sliding mirror doors, phone point, TV point, 3 DPP.

En-suite: 7'1" x 5'8". Window, shower cubicle, w.c., wash-hand basin.

Bedroom 2: 10'8" x 10'4". Window, radiator, built-in wardrobe with 2 sliding mirror doors, 3 DPP.

Bedroom 3: 10'4" x 9'10". Window, radiator, built-in wardrobe with 2 sliding mirror doors, TV point, 2 DPP.

Bedroom 4: 11' x 8'6". Window, radiator, 2 DPP.

OUTSIDE:

Garage: 18'10" x 17'8". Sliding door, 3 windows, side door, lights, power points.

Services: Mains water and electricity. Telephone.



Council Tax Band: Band D. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

Fixtures & Fittings: All floor coverings are included in the sale price.

Entry: By arrangement.

Viewing: For an appointment to view please contact Lows Property Shop.

Price: Fixed Price £145,000.

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

EJP

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

1. These particulars do not form part of an 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.