



Braeside,
Longhope, KW16 3PG

OFFERS IN THE REGION OF £159,500
£10,500 Below Valuation



Braeside is a spacious 3 bedroom dwellinghouse enjoying a beautiful view across the bay from its elevated position. The living room has a solid fuel stove and is open plan with the dining area and kitchen. There is an office / hobby room above the garage and a modern shower room.

Lawn and parking in front of garage, 2 sheds to the rear.

- Velux and uPVC framed double glazed windows.
- Electric Dimplex Quantum and panel heaters.
- Solid fuel stove in living room.
- Dining area open plan with living room and kitchen.
- Kitchen has fitted units incorporating plumbing for a washing machine.
- Modern shower room.
- Office / hobby room.
- Garage with electric sectional door.
- Lawn to front, 2 sheds to rear.

LOCATION

Braeside is situated in Longhope village where there is a shop with post office, doctor's surgery, hotel/pub, YM community café/events centre and community bus stops. The island also has a primary school.







SERVICES – Mains water and electricity. Shared 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 D.

ENTRY – By arrangement.

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

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

PRICE – Offers in the region of £159,500 - £10,500 below valuation.

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.