



**Aurrida View,**  
Finstown, KW17 2EG

**OFFERS OVER £135,000**





Aurrida View is a spacious 2 bedroom detached bungalow situated in Finstown village. The property has garden to the front and rear together with a garage.

There is oil fired central heating and uPVC double glazed windows.

The living room has patio doors leading to the front garden and is open plan with the dining room. There is an office/study with a split-level floor and toilet.

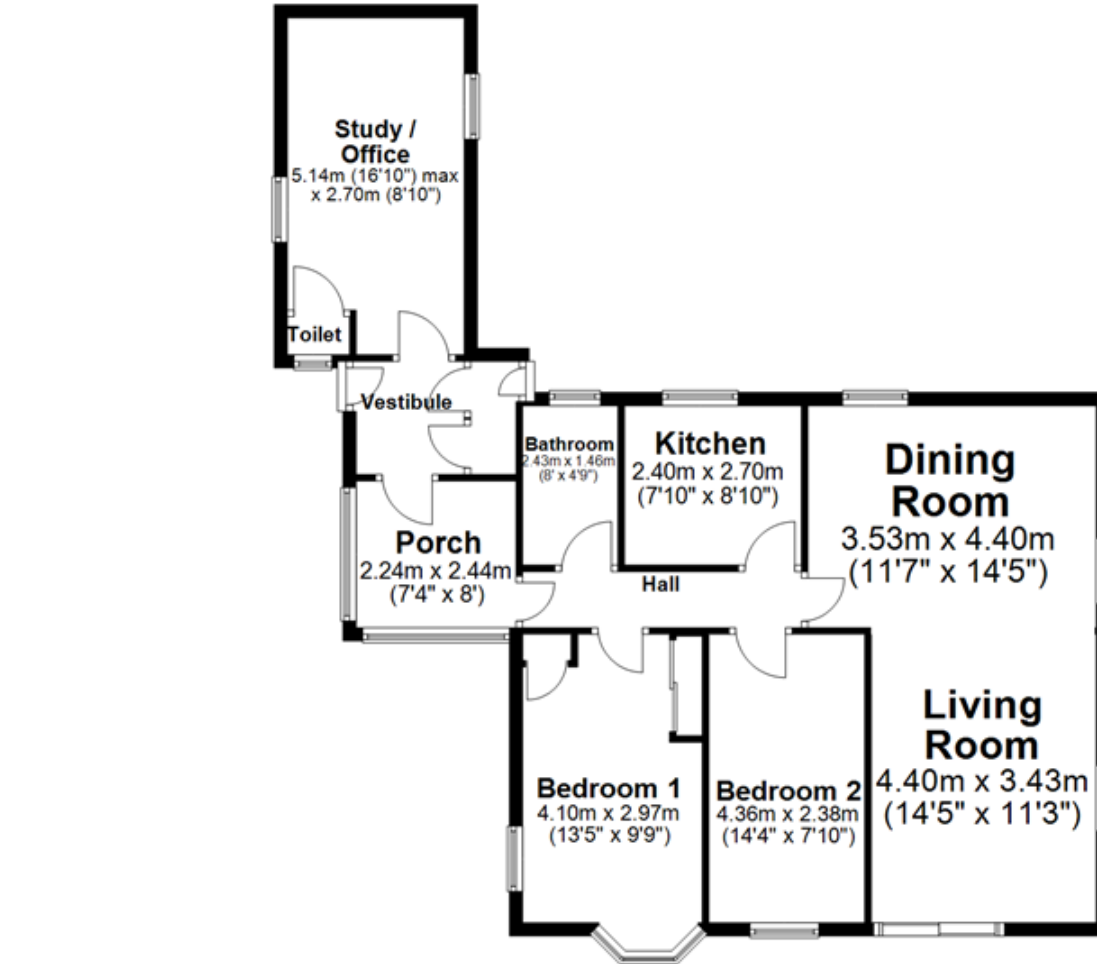
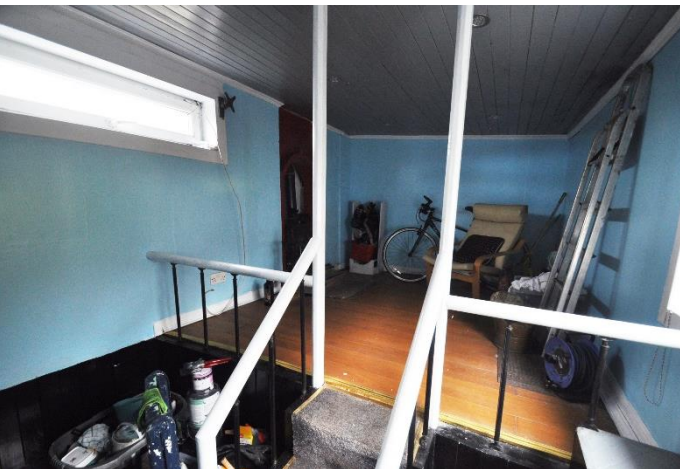
The fitted kitchen units have an integral hob and oven. There is a 3-piece bathroom suite with a shower over the bath. Bedroom 1 has a fitted wardrobe and cupboard. There is also a porch featuring 2 large windows.

- Oil central heating.
- uPVC framed double glazed windows.
- Livingroom with patio doors.
- Dining room
- Office/study with toilet.
- Kitchen with integral hob and oven.
- Bathroom with shower over bath.
- Porch.
- Fitted wardrobe and cupboard in bedroom 1.
- Garden to front and rear.
- Garage.

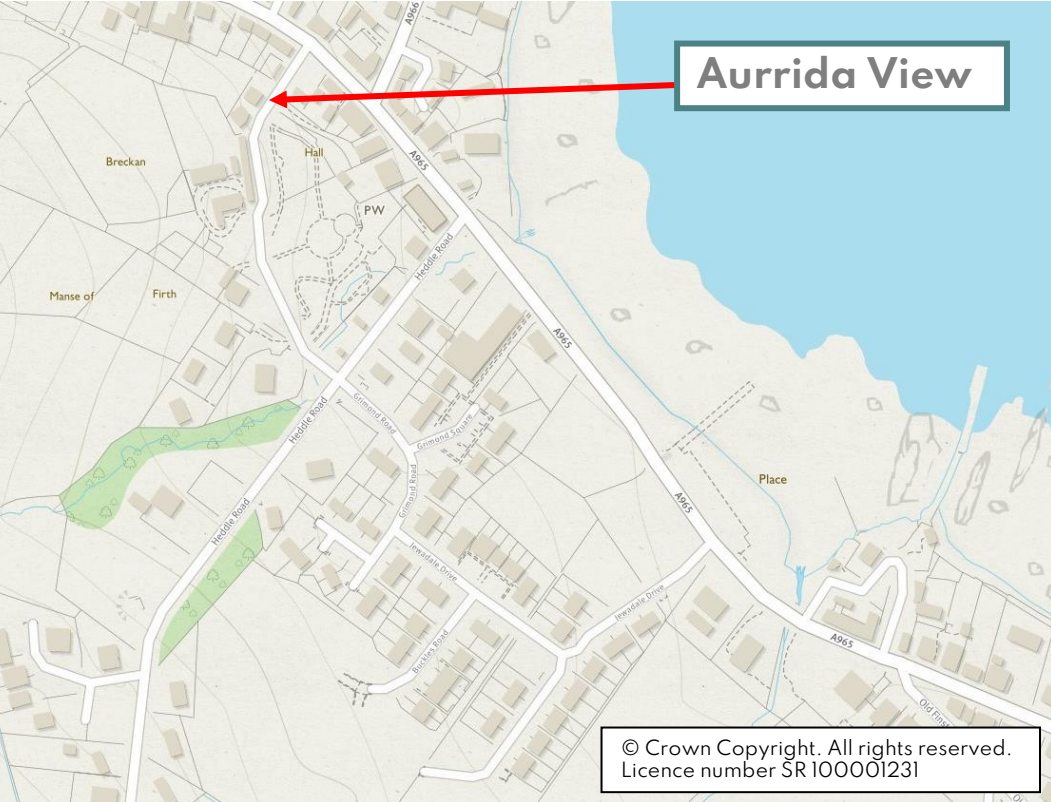
## LOCATION

Aurrida View is situated in the village of Finstown where there is a primary school, shop, post office and public house. There are regular buses to and from Kirkwall and Stromness.









**SERVICES** – Mains services. Telephone.

**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 & FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** – Offers Over £135,000.

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

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#### ETCN

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

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.