



The Crop,
Front Road, St Margaret's Hope, KW17 2SL



OFFERS OVER £130,000



The Crop is a charming 2 bedroom detached dwelling with a further 2 attic rooms which has been recently renovated.

The accommodation is over 3 floors, with additional space available on the basement level, which is currently being used for storage.

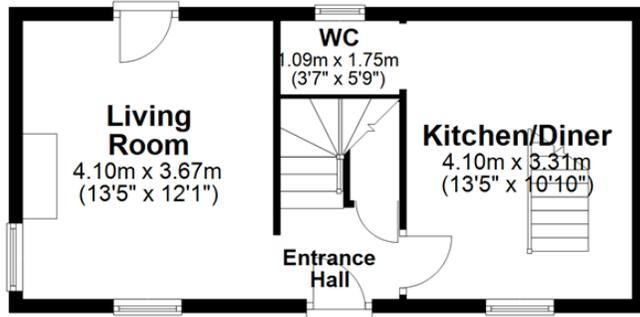
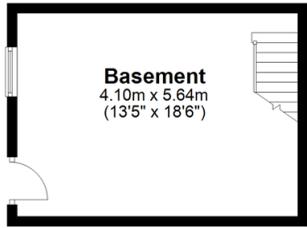
Beautiful sea views can be enjoyed inside and out on the decked patio area to the rear.

- Dimplex Quantum electric heaters.
- Timber framed single glazed sash and case windows to ground and first floors.
- Double glazed Velux windows in attic rooms.
- Living room with dual aspect and log burner.
- Modern kitchen/diner with flagstone floor and space for a dining table and chairs.
- Toilet on ground floor.
- Two bedrooms and en-suite bathroom on first floor.
- 2 attic rooms on second floor.
- Raised decking area to enjoy the beautiful sea views.
- Undeveloped basement which could be used for a range of purposes.
- Area of garden ground.

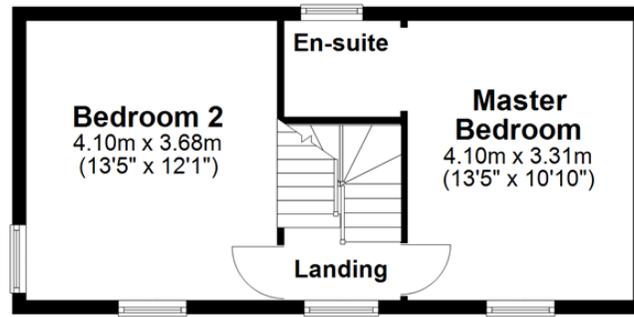
LOCATION

The Crop is located in the picturesque village of St Margaret's Hope where the local amenities include a primary school, shops, café, hotels and a 9-hole golf course. There is a daily bus service to and from Kirkwall.

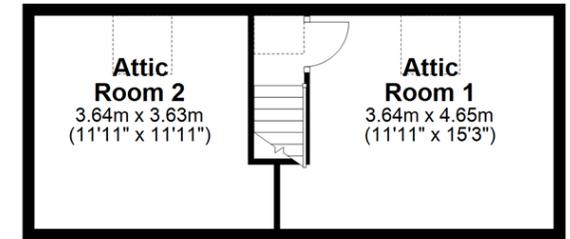




Ground Floor



First Floor



Second Floor









SERVICES – Mains services.

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, and the beds in the attic rooms are included in the sale price. Some items of white goods and furniture may be available by separate negotiation.

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

PRICE – Offers Over £130,000.

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



ETCN

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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