



8 Lyron,
Rendall, KW17 2NZ

**OFFERS OVER £175,000
(£5,000 less than home report valuation)**



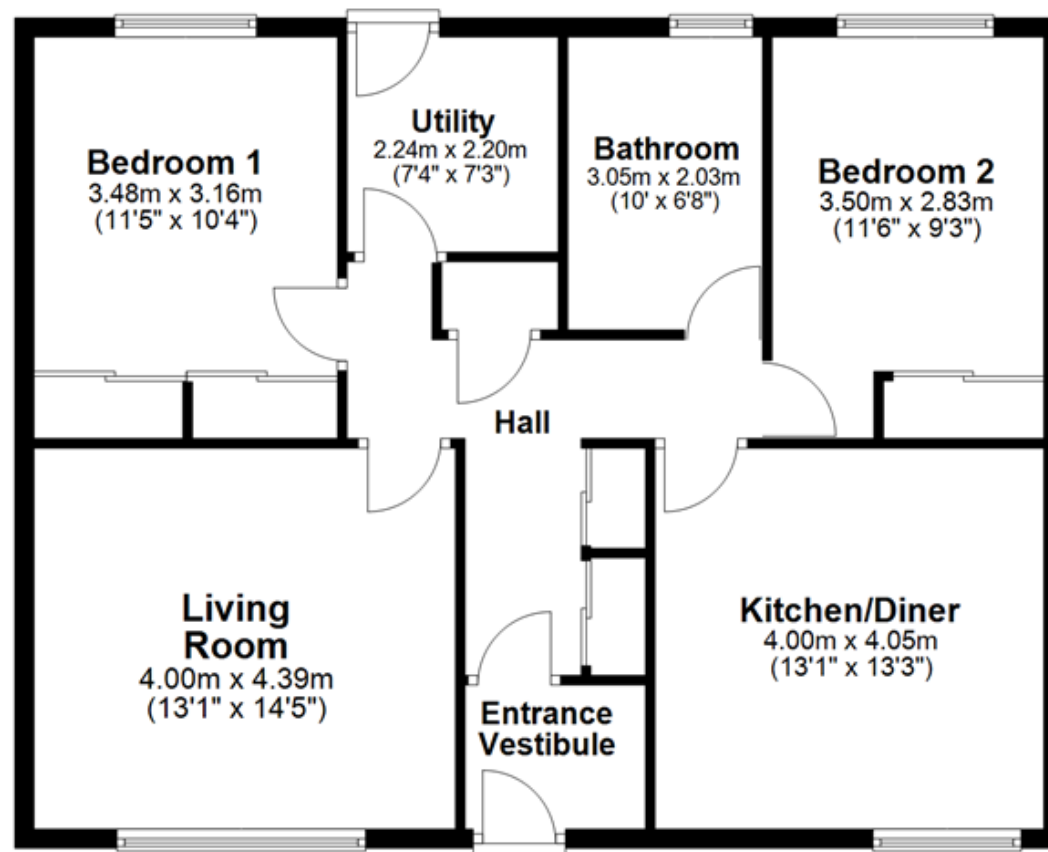
8 Lyron is a modern 2 bedroom semi-detached bungalow located in the parish of Rendall. The spacious dwelling benefits from a large living room, dining kitchen with space for a table and chairs, 2 double bedrooms, a bathroom with bath and shower, and a utility room with access to the rear garden and rotary dryer. There is off-street parking for 2 cars to the front of the property. The garden, which is laid to lawn, extends to the front, side and rear of the dwelling.

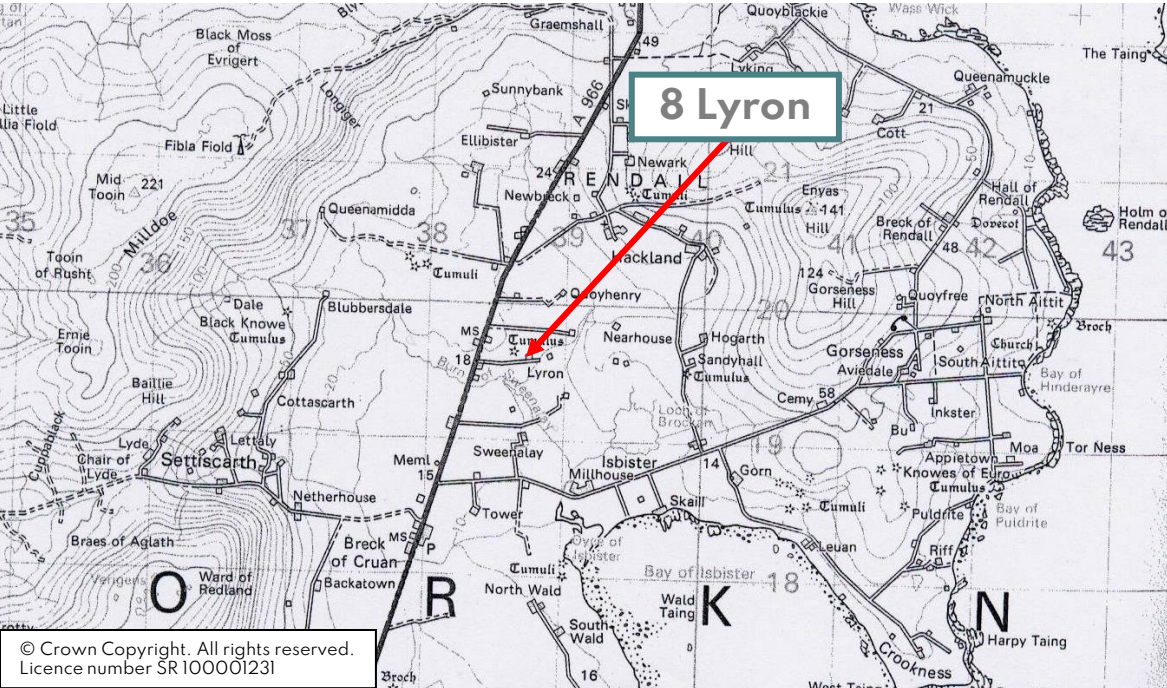
- Air source heating.
- UPVC framed double glazed windows.
- Bright living room to the front.
- Spacious kitchen/diner with space for table and chairs.
- Bathroom with bath and separate shower.
- 2 double bedrooms with built-in wardrobes to the rear.
- Lawn to front, side and rear of property.
- 2 parking spaces to the front.
- Open views over the countryside to the rear.

LOCATION

8 Lyron is situated in the parish of Rendall. There are amenities, including a shop, post office and public house, available in Finstown which is 4 miles away. Evie Primary School is 3.5 miles away.







SERVICES – Mains services.

COUNCIL TAX BAND – Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band C.

FIXTURES AND FITTINGS – All floor coverings and blinds are included in the sale price.

ENTRY – By arrangement.

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

PRICE – Offers Over £175,000 (£5,000 less than home report 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.

- 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.