



1 Lochlands,
Netherbrough Road, Harray, KW17 2JR

OFFERS OVER £265,000





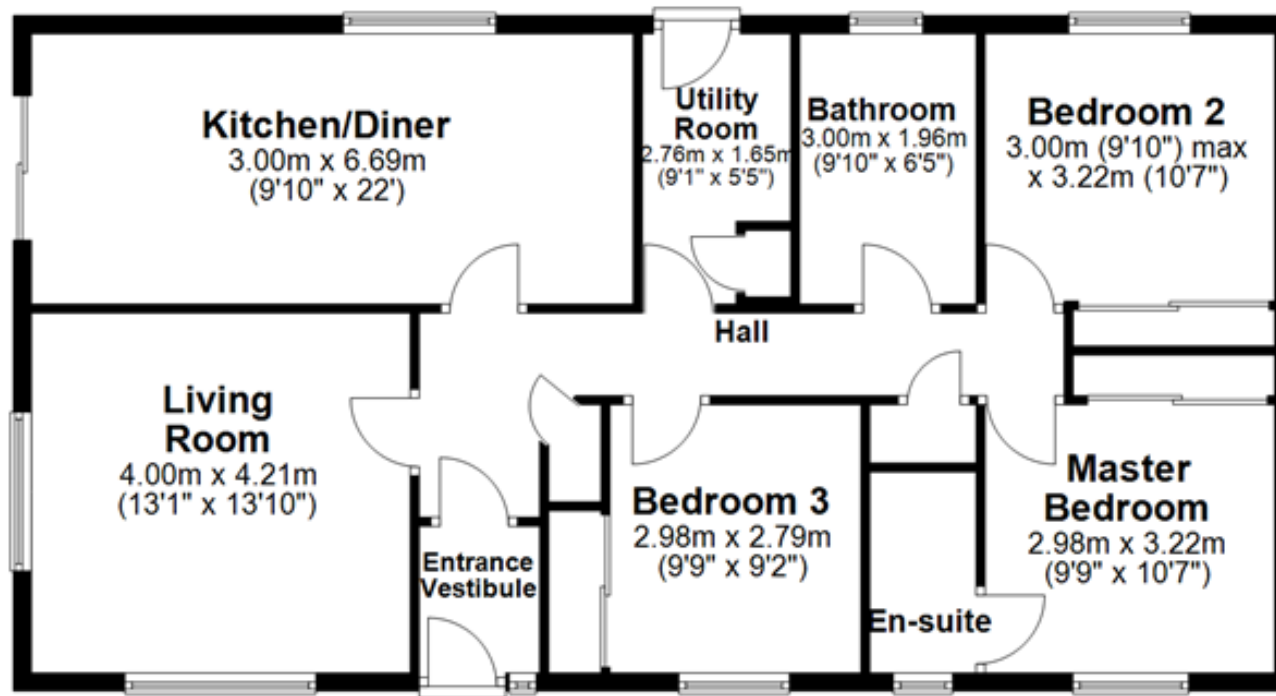
1 Lochlands is a well-presented modern bungalow featuring 3 double bedrooms which all benefit from built-in wardrobes. The master bedroom has an en-suite shower room. There is a bright and airy kitchen/diner with patio doors which lead out to the generous garden and a comfortable dual aspect living room with views over the surrounding countryside. The utility room offers additional storage and laundry space and the bathroom features a bath and separate shower.

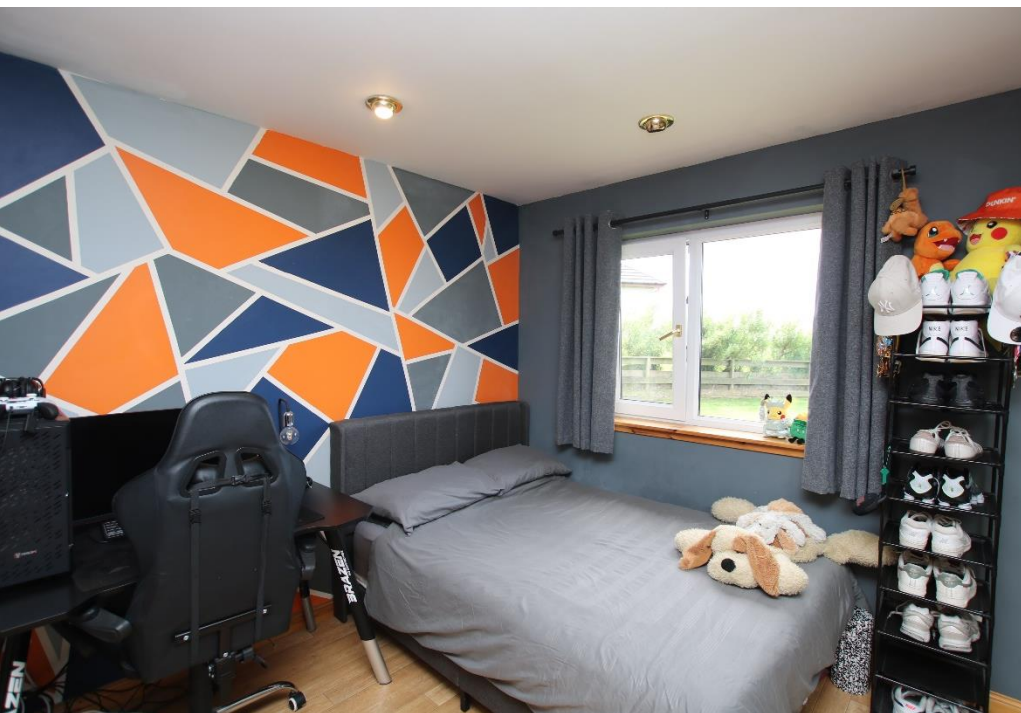
- Wet electric central heating
- UPVC framed double glazed windows
- Dual aspect living room with open outlook over the garden and surrounding countryside
- Bright and spacious kitchen/diner with patio doors leading out to the garden
- Separate utility room with plumbing for a washing machine and space for a tumble dryer
- Three double bedrooms with built-in wardrobes
- Master bedroom has an en-suite shower room
- Bathroom with bath and separate shower
- Generous, fully-enclosed garden
- Driveway with parking for several vehicles

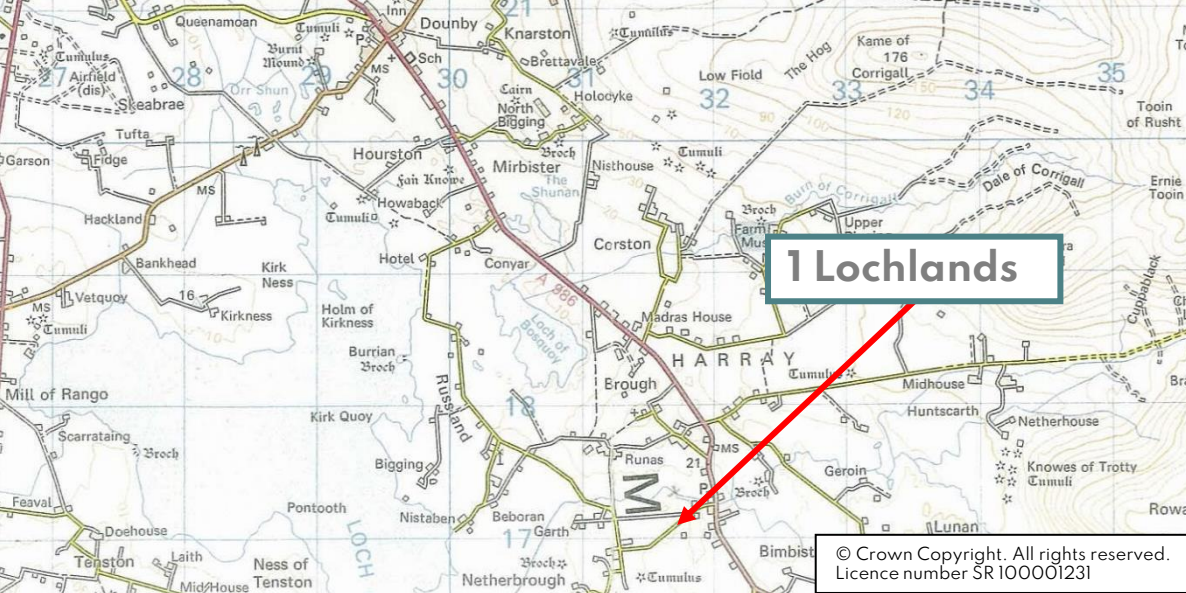
LOCATION

1 Lochlands is located in the parish of Harray and is just 3.5 miles from Dounby where amenities include a primary school, post office, doctor's surgery, hotel and supermarket.









SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band D. 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 C.

ENTRY – By arrangement.

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

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

PRICE – Offers Over £265,000.

Further enquires 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.