



**18 St Colms Quadrant,**  
Longhope, KW16 3PH

**OFFERS OVER £95,000**





18 St Colms Quadrant is a well-presented 3 bedroom semi-detached bungalow enjoying sea views from its elevated position.

The property benefits from solar panels and battery system together with an electric to water central heating system.

The house stands in good decorative order and the spacious living room has a large window and media wall. The kitchen has modern fitted units and there is a new bathroom suite. Each bedroom has a built-in or fitted wardrobe.

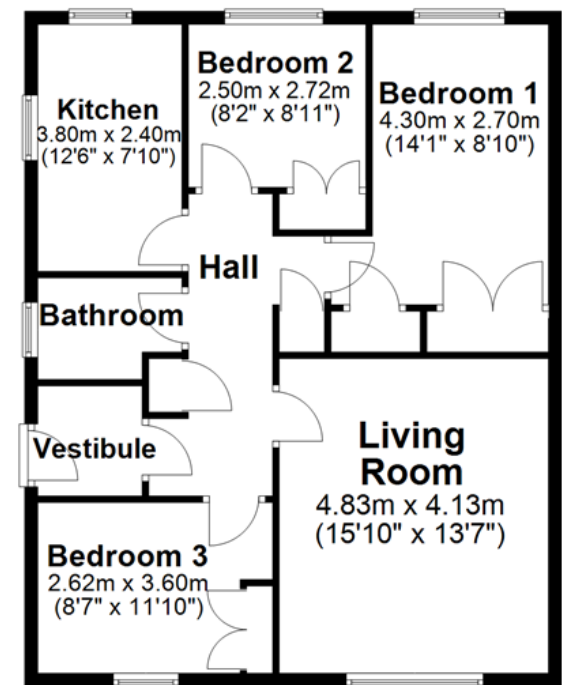
There is garden ground to the front and rear with the large rear garden having a store, decking, clothes poles and parking area.

- Electric to water central heating with new radiators.
- Solar panels with battery system.
- uPVC framed double glazed windows.
- Feature window and media wall in living room.
- Kitchen incorporates plumbing for a washing machine.
- Modern bathroom suite.
- Garden to front and rear.

## LOCATION

18 St Colms Quadrant is situated in Longhope village on the island of Hoy. The amenities on the island include a primary school, shop and hotels. The island is connected to the mainland by scheduled ferry services.









**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band A. 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.

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

**ENERGY PERFORMANCE RATING** – Band B.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £95,000

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

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#### EJT

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.