



**Chalet 1,**  
Blinkbonny, St Ola, KW15 1SF

**OFFERS OVER £195,000**



Chalet 1 is a spacious 2 bedroom bungalow enjoying a view towards Scapa Bay, from its elevated position.

The detached property is ideally located a short distance from Kirkwall and has proved a popular location for visitors.

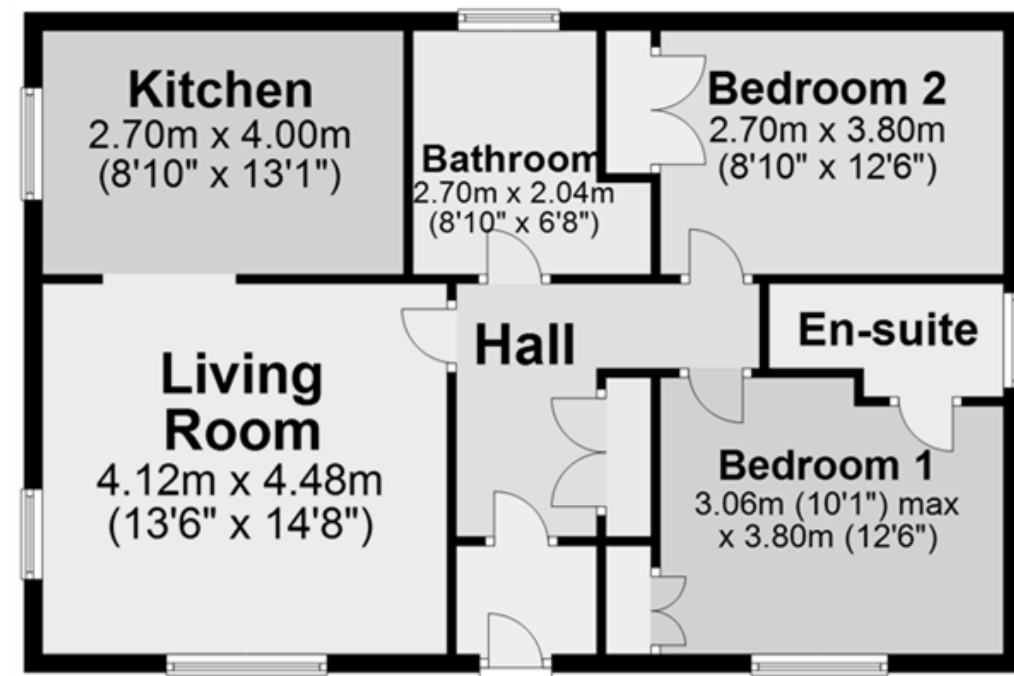
The bungalow is classified as holiday accommodation and interested parties should note that they will require a Short-term Let License before lets can be offered.

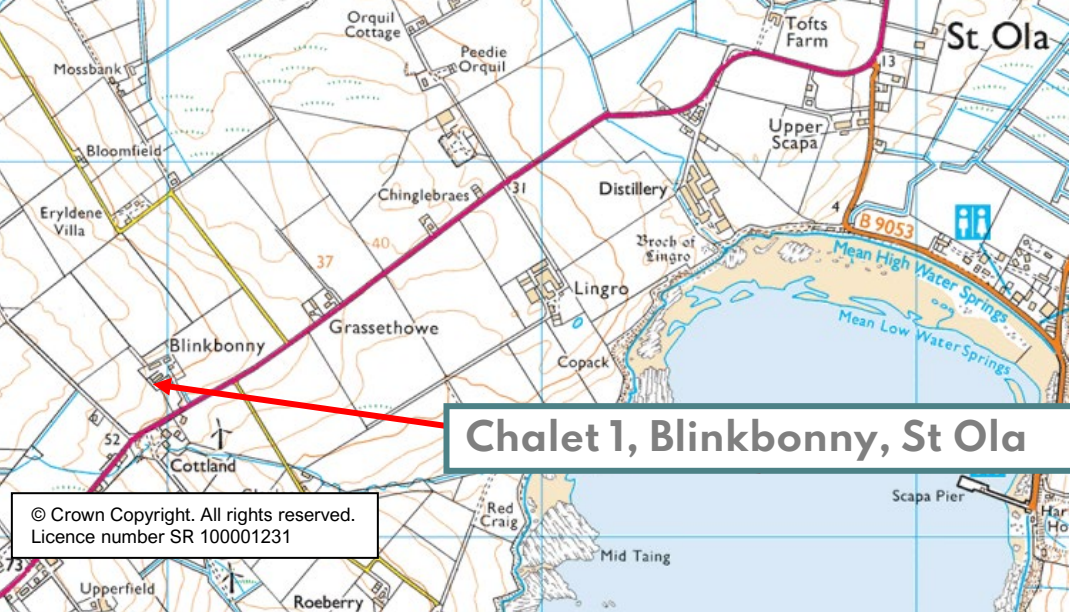
- UPVC framed double glazed windows
- Air source heating
- Dual aspect living room with archway into kitchen
- Kitchen has fitted base and wall cupboards incorporating plumbing for a washing machine
- Dining area within kitchen
- Bathroom with shower cubicle and bath
- Bedroom 1 has en-suite and built-in wardrobe
- Built-in wardrobe in bedroom 2
- Large garden to front, mainly to lawn
- Beautiful views
- Internal images are of the neighboring property No. 2 Chalet, which is identical in layout.

## LOCATION

Chalet 1 is situated approximately 2-3 miles from Kirkwall and is on the Kirkwall - Houton bus route.







## Chalet 1, Blinkbonny, St Ola

**SERVICES** – Mains water. electricity. Private septic tank.

**RATEABLE VALUE** – Estimated to be £2,000

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – The floor coverings and furniture are included in the sale price.

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

**PRICE** – Offers Over £195,000

**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.
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.