



# 2A Maitland Place, Finstown, KW17 2EQ



**OFFERS OVER £145,000 - £10,000 less than Home Report Valuation**  
**Updated Home Report**

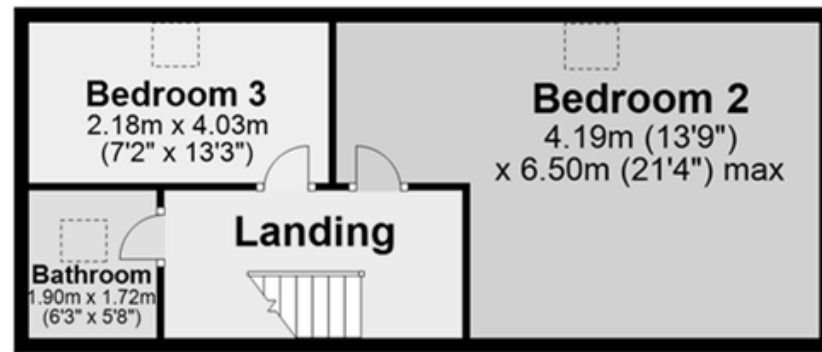
2A Maitland Place is a 3 bedroom dwelling with garage. The property offers spacious accommodation over 2 floors and may appeal to a first time buyer or those wishing to offer either holiday or long term accommodation.

- Air source heating.
- Double glazed windows.
- Solid fuel stove in living room.
- Kitchen has fitted cupboards together with a dining area.
- Bedroom 1 and shower room on ground floor.
- Bathroom and 2 bedrooms on first floor.
- Garage and parking spaces in front of garage and front door.
- Interested parties who wish to offer short-term lets should note that a short-term Let License, from O.I.C is required before short term lets can be offered.

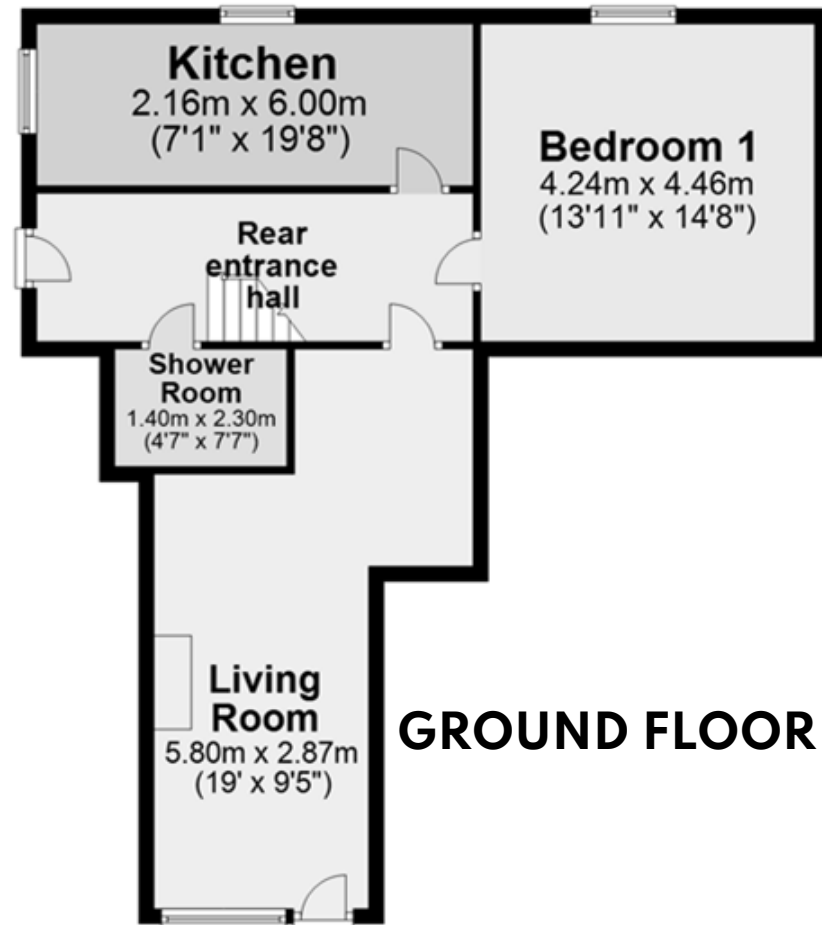
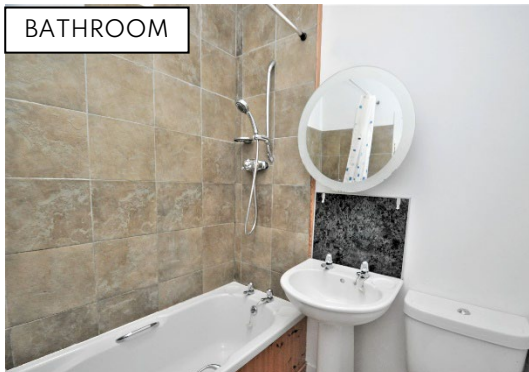


## LOCATION

2A Maitland Place is situated in the village of Finstown where there is a primary school, general store, garage, community hall and is on the Stromness – Kirkwall bus route.



## FIRST FLOOR



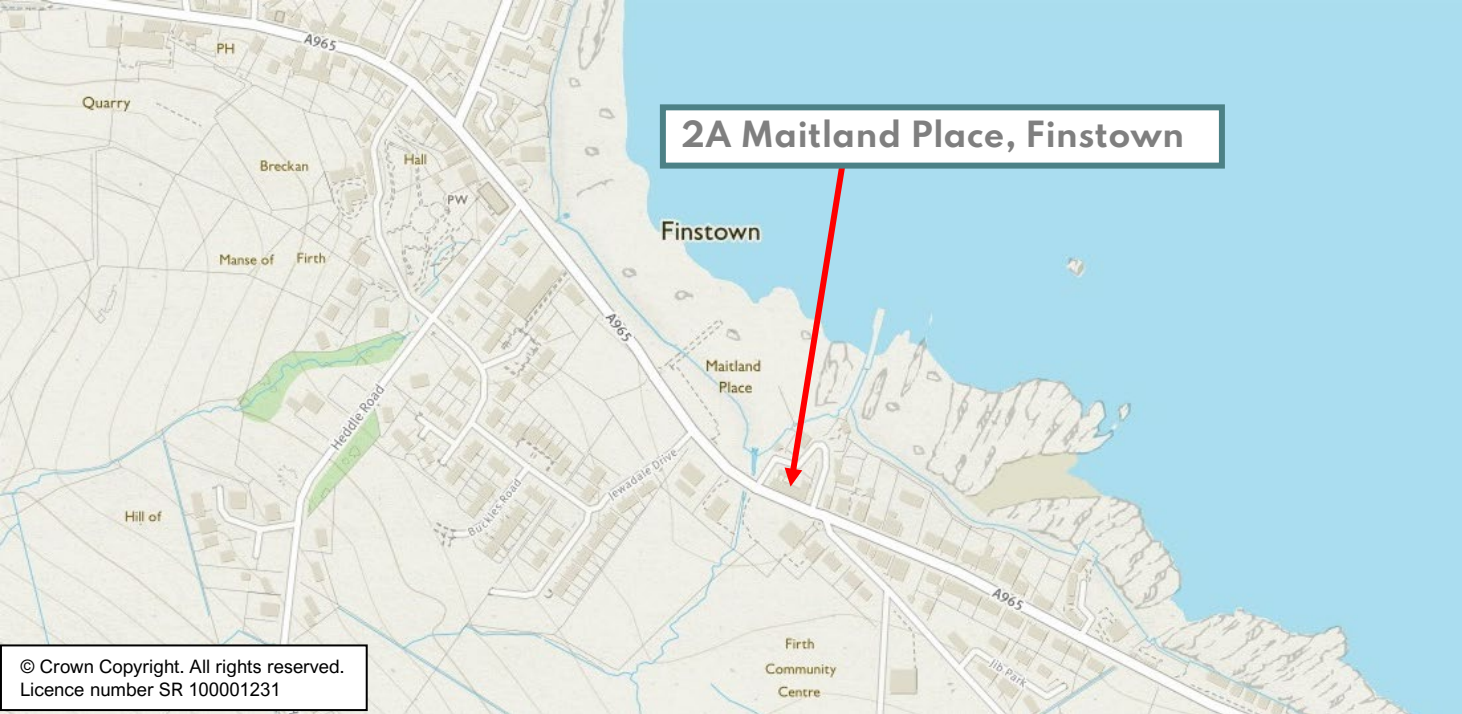
## GROUND FLOOR



REAR OF PROPERTY

SHOWER ROOM

BATHROOM



## 2A Maitland Place, Finstown

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Licence number SR 100001231

**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band C. 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 are included in the sale price.

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

**PRICE** – Offers Over £145,000 - **£10,000 LESS THAN HOME REPORT VALUATION**  
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W:  
[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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BEDROOM 1



BEDROOM 2



BEDROOM 3



### 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.