



22 Yorston Drive,
Stromness, KW16 3ER

OFFERS OVER £135,000

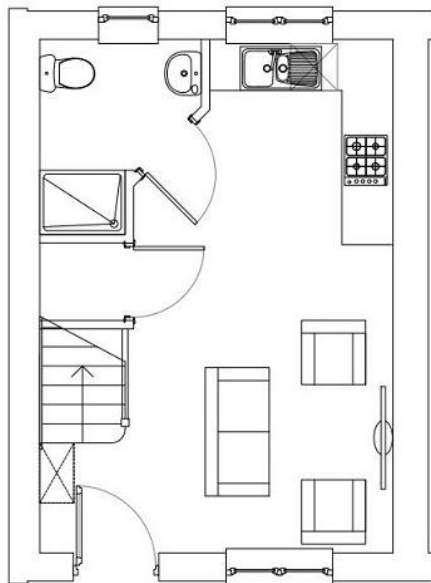
 **LOWS**

This soon to be completed one bedroom dwelling offers a high level of energy efficiency and features quality finishings throughout.

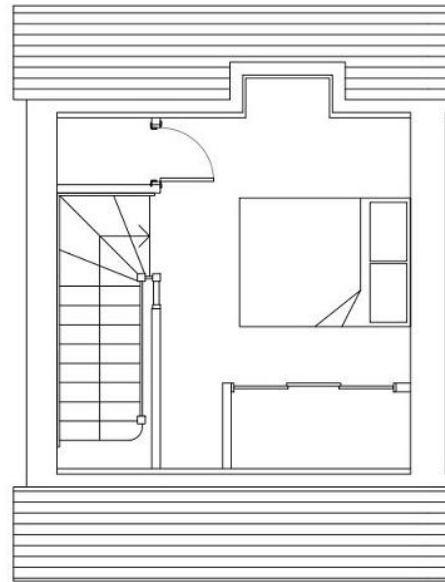
The property will be in walk-in condition, with the exception of floor coverings and will have a NHBC Buildmark Warranty. There is a residents car park to the side.

LOCATION

Yorston Drive is situated within walking distance of the picturesque town centre and waterfront.



GROUND FLOOR



FIRST FLOOR

- Dimplex Quantum storage heater and panel heater.
- Mechanical heat recovery system.
- uPVC high performance windows.
- High quality fitted kitchen units with integrated hob, electric oven, fridge and washer/dryer.
- White oak veneer internal doors.
- Mirror doors to wardrobe in bedroom.
- Electric shower with wet wall panelling and glass shower screen.
- NHBC Buildmark Warranty.
- Resident car park.
- £60.23 per annum factoring charge administered by O.I.P.D.L





22 Yorston Drive, Stromness

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SERVICES – Mains services.

COUNCIL TAX BAND – To be confirmed.

ENERGY PERFORMANCE RATING – Band B.

FACTORING CHARGE - £60.23 per charge administered by O.I.P.D.L.

ENTRY – By arrangement.

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

PRICE – Offers Over £135,000.

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

Lows Solicitors – Estate Agents
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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.