



Holm Lea,
Dounby, KW17 2HT

OFFERS OVER £95,000



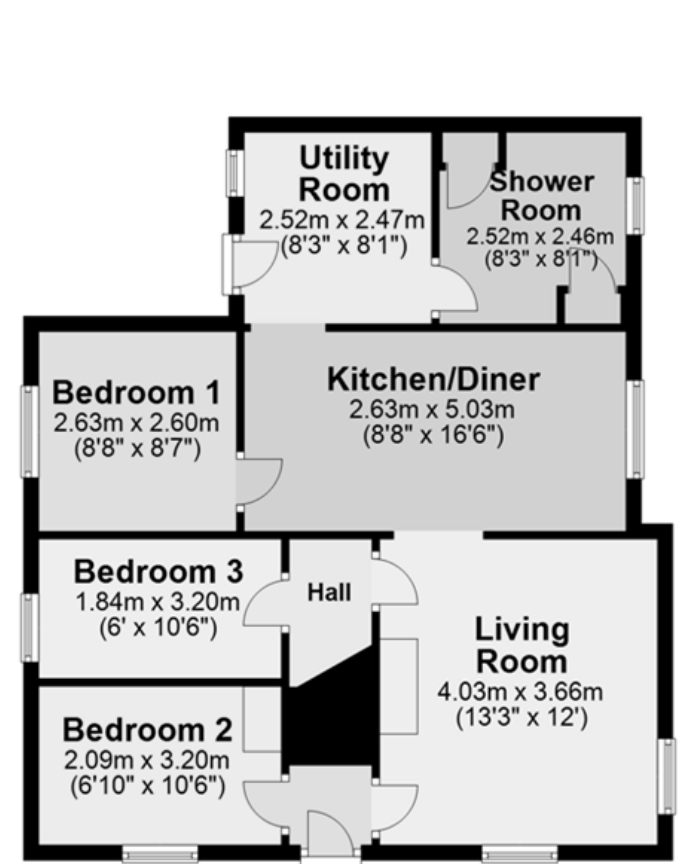
Holm Lea is a 3 bedroom detached cottage with large garden and detached garage. The property is in need of renovations throughout and may offer the potential for development with the appropriate consents from Orkney Islands Council Planning Department. Due to the construction of the property, it may not be suitable for mortgage purposes.

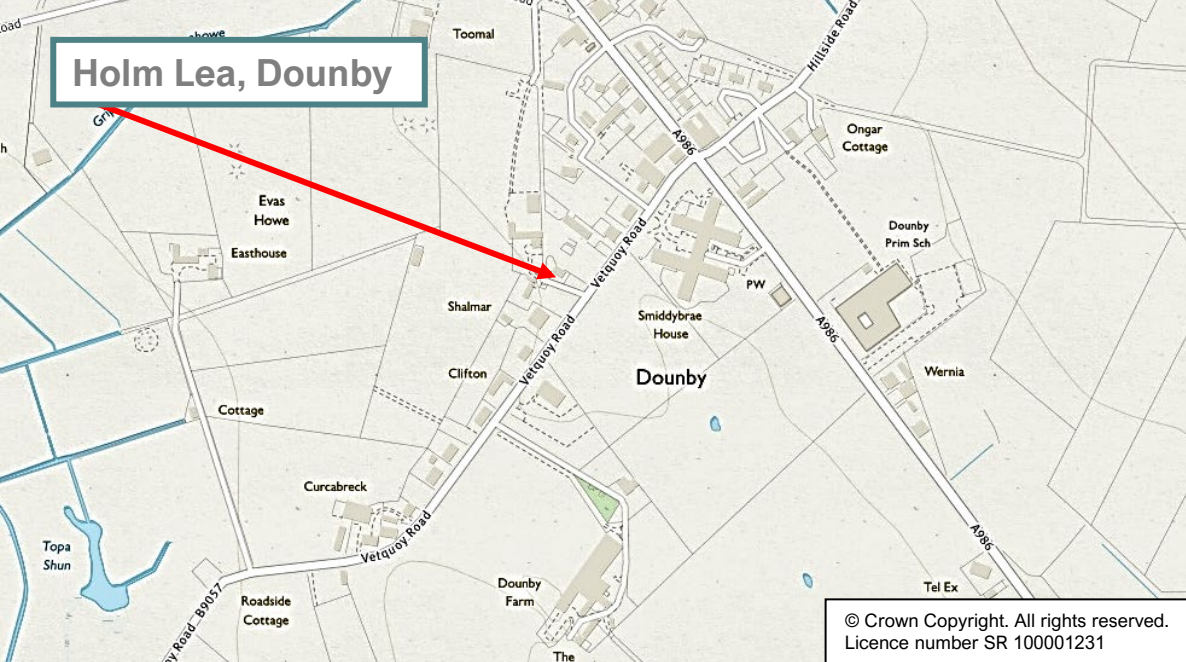
- UPVC framed double glazing.
- Electric storage heating.
- Electric focal fire in living room and open fire in bedroom 2.
- Spacious kitchen/diner.
- Three bedrooms.
- Shower room.
- Utility room.
- Large garden laid mainly to lawn with mature plants and bushes.
- Detached garage.
- May be scope to redevelop site with appropriate consents from local planning authority.

LOCATION

Holm Lea is situated in Dounby village where you will find amenities including a primary school, doctors surgery, butcher, hotel, post office and jeweller. Kirkwall and Stromness are under 10 miles away.







SERVICES – Mains services.

COUNCIL TAX BAND – Band A. 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 F

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 £95,000.

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.

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