



6 Flett's Corner,
Finstown, KW17 2EE

OFFERS OVER £140,000



6 Fletts Corner is a spacious 2 bedroom dwellinghouse situated in the heart of Finstown. The semi-detached property is approximately 15 years old and has a large open plan living room/kitchen on the first floor.

Air to water central heating together with 2 air to air heaters.

Car parking space in the front garden.

- UPVC framed double glazed windows.
- NIBE air to water heat pump with under floor heating on ground floor and radiators on first floor.
- 2 air to air heaters.
- Spacious open plan living room/kitchen on first floor.
- Toilet also on first floor.
- Bathroom with shower over the bath.
- Parking space within front garden.

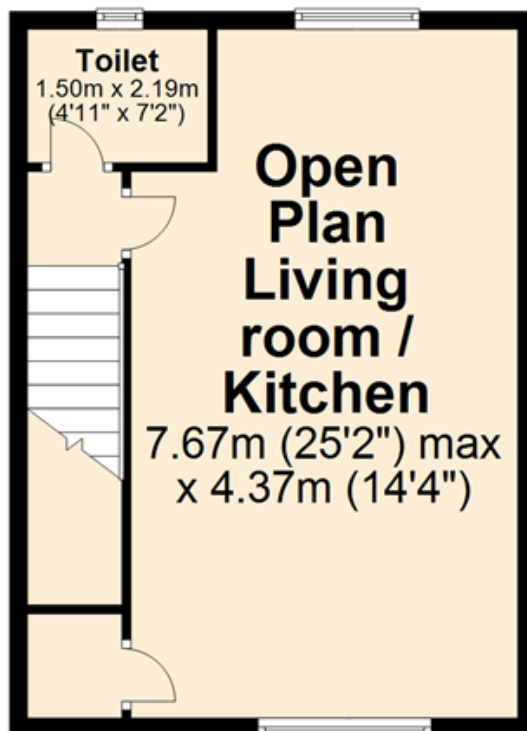
LOCATION

6 Fletts Corner is situated in Finstown village where there is a primary school, shop and post office. Regular bus services to Kirkwall and Stromness.

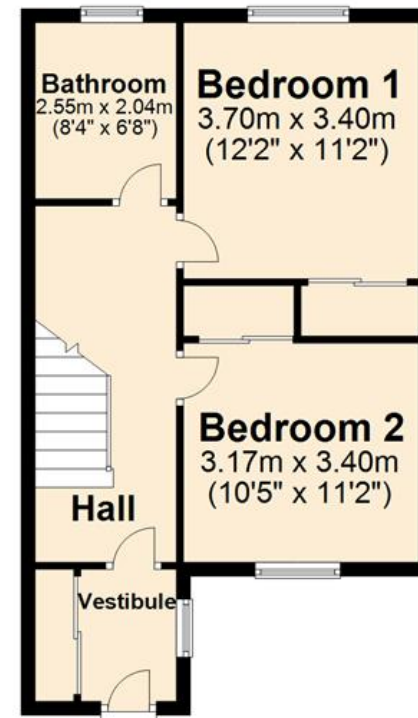


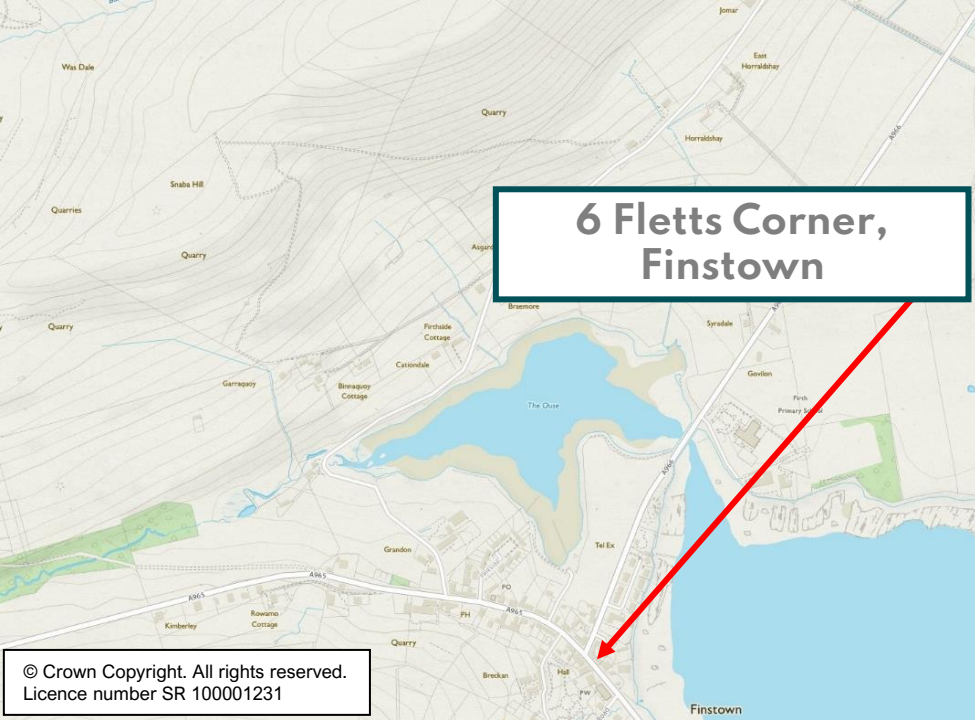


**GROUND
FLOOR**



**FIRST
FLOOR**





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.

FACTORING CHARGE – Annual fee paid to O.H.A.L (£108.24 2023/24 to cover the factoring charge and minor grounds maintenance.

ENERGY PERFORMANCE RATING – Band C.

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

ENTRY – By arrangement.

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

PRICE – Offers Over £140,000

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.