



Holyoake,
Dounby, KW17 2HX

OFFERS OVER £360,000





Holyoake is a well-presented 4 bedroom detached bungalow offering a high standard of spacious family accommodation. The highly energy efficient house has an "A" band rated EPC and benefits from a recently installed 6.6KW Solar panel system with 20.5KWH battery storage.

The attractive property has a large living room and a spacious open-plan family/dining/kitchen together with a well-appointed bathroom and a master bedroom with en-suite.

There is an integral double garage and a workshop/second garage with all garage doors being electric.

The well-maintained garden includes a large stone chip parking area, lawns, young trees and standing stones.

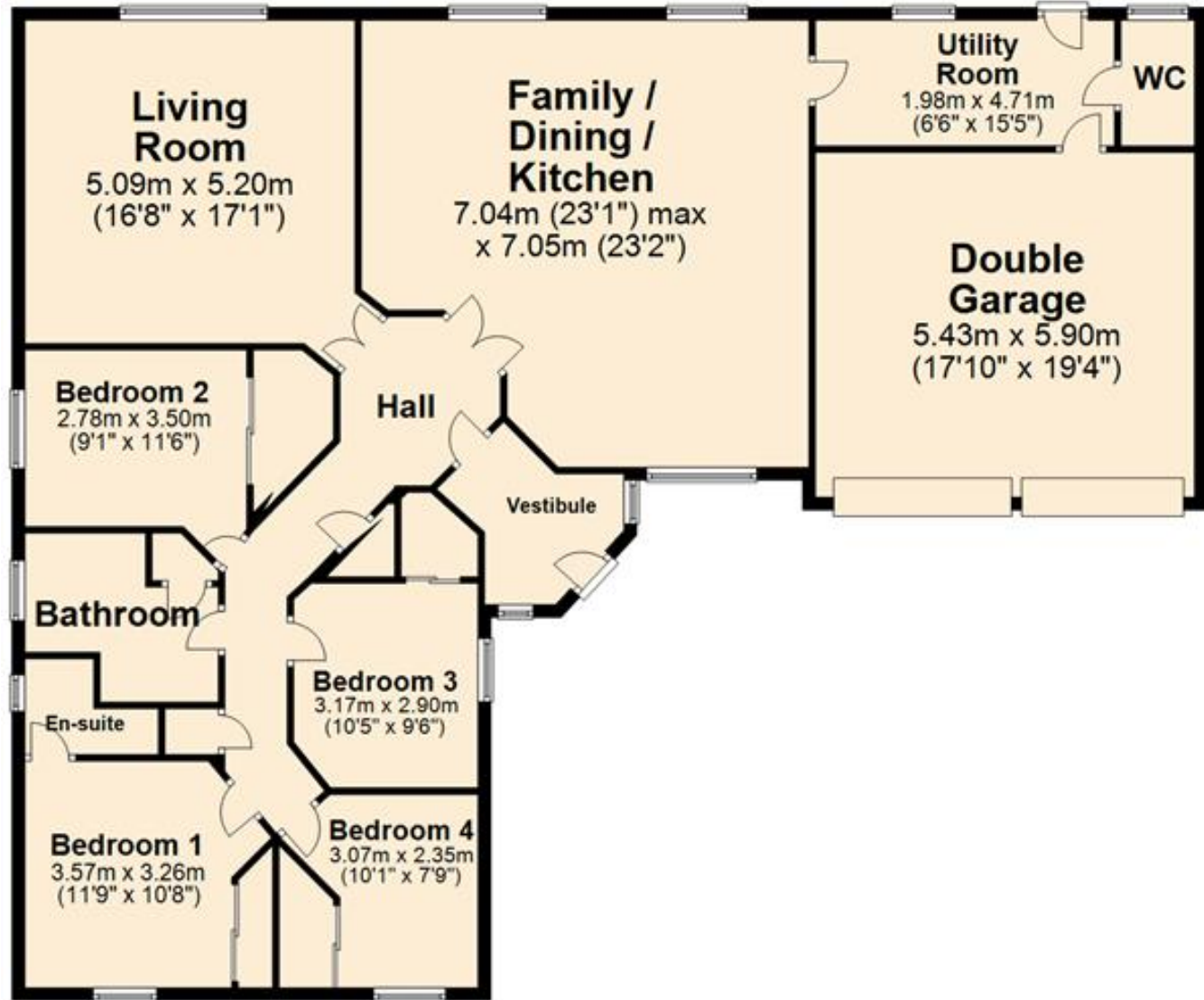


- Air to water under floor central heating.
- uPVC framed double glazed windows.
- Kitchen with integrated hob, double oven, cooker hood, dishwasher and fridge.
- Bathroom with bath and shower cubicle.
- All bedrooms have a built-in wardrobe fitted with sliding mirror doors.
- 3rd toilet off utility room.
- Quick step laminate flooring fitted throughout.

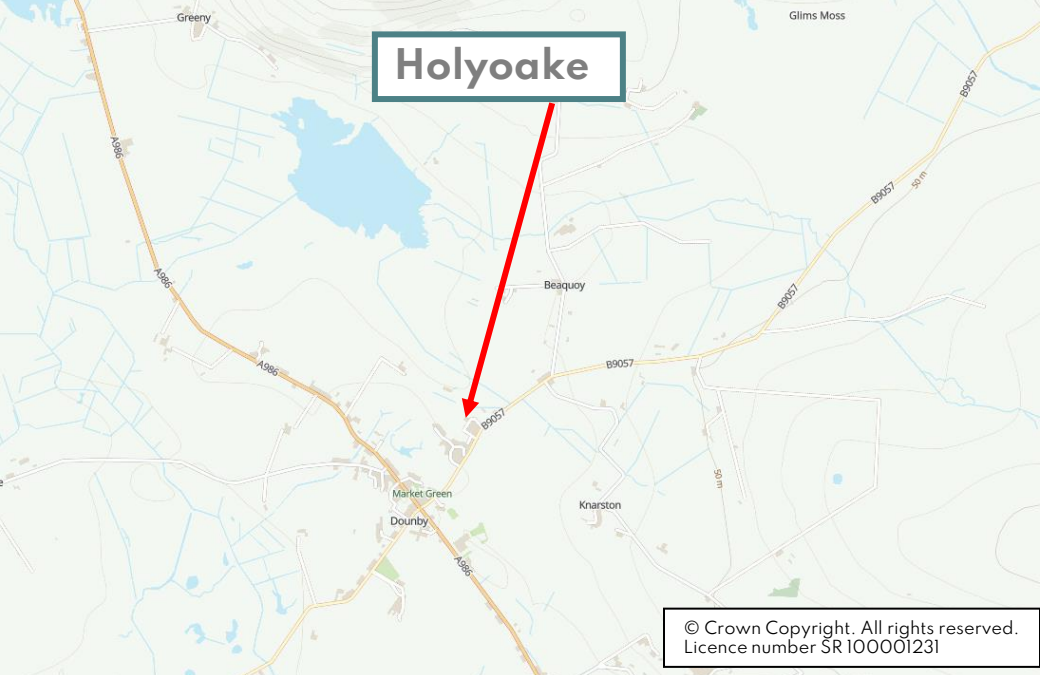
LOCATION

Holyoake is situated on the outskirts of Dounby village and enjoys views over the surrounding farmland. Dounby village has a primary school, supermarket, post office, hotel and doctor's surgery.









SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band E. 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 A.

ENTRY – By arrangement.

FIXTURES & FITTINGS – The blinds are included in the sale price.

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

PRICE – Offers Over £360,000.

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.