



**4 Marston Road,**  
Sanday, KW17 2BB

**OFFERS OVER £160,000**



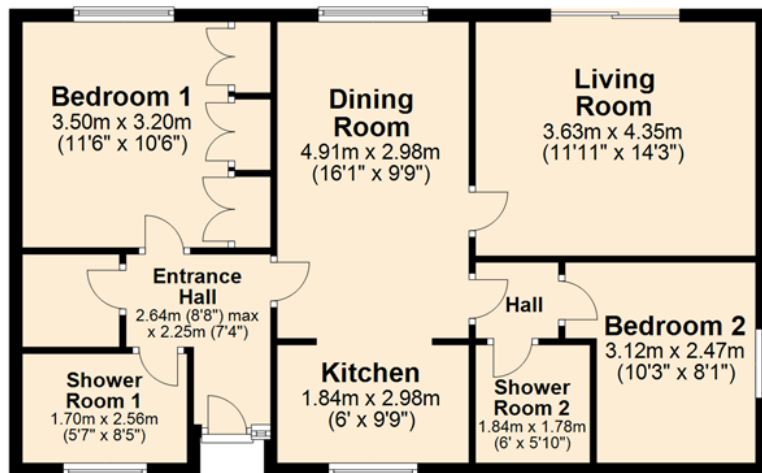
4 Marston Road is a well-presented 2 bedroom semi-detached bungalow located in lady village close to all local amenities. The spacious property has neutral décor throughout, large dining room and living room with patio doors out to the low maintenance garden.

- UPVC framed double glazed windows and doors.
- Electric storage heating.
- Living room with patio doors to garden.
- Bright and spacious dining room with room for table and chairs.
- Modern kitchen with integral oven and hob.
- Two shower rooms - one a wet room style.
- Bedroom 1 with custom-made built-in wardrobes.
- Low maintenance garden to front and rear with patio, drying line and plants and shrubs.
- Wooden garden shed.
- Open outlook and sea views from kitchen.
- Resident parking.

## LOCATION

4 Marston Road is situated in Lady village on the island of Sanday which is one of Orkney's outer north isles. Local amenities include a primary and junior secondary school, general stores, post office, doctor's surgery, Heritage Centre, cafes and hotels. There are beautiful beaches and points of natural history.







## 4 Marston Road, Sanday



**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 D.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, curtains and blinds are included in the sale price. Some items of furniture may be available by separate negotiation.

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

**PRICE** – Offers Over £160,000.

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

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### EJT

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.