



Sharlea,
Galaha, Orphir, KW17 2RB

OFFERS OVER £255,000
£10,000 Less Than Home Report Valuation





Sharlea is a well-presented 3-bedroom detached bungalow offering a high standard of family accommodation with the “Everest” wrap around conservatory creating additional dining and living space.

The bungalow stands in good decorative order and benefits from oil central heating and uPVC framed double glazed windows.

The attractive property is set in a mature garden with lawn, trees, bushes and decking. The driveway extends to the garage and offers space to park several cars.

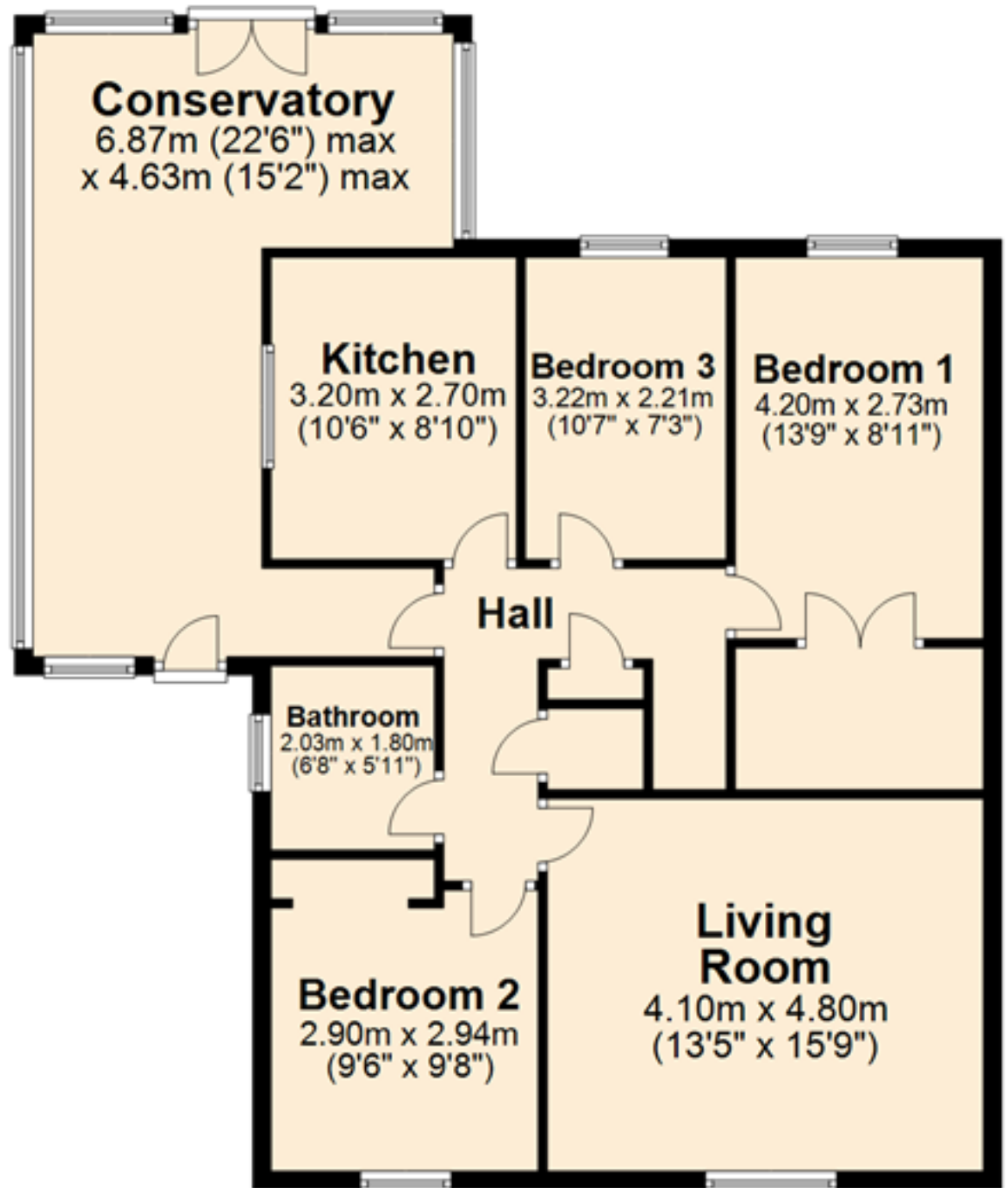
Sharlea enjoys views to the rear towards the Loch of Kirbister.

- Oil central heating.
- uPVC framed double glazed windows.
- Spacious living room.
- “Everest” conservatory with dining area and patio doors into garden.
- Modern fitted kitchen.
- Bathroom with electric shower over bath.
- Deep walk-in wardrobe in bedroom 1.
- Fitted wardrobe in bedroom 2.
- Garage and storeroom adjoin bungalow.
- Mature garden.

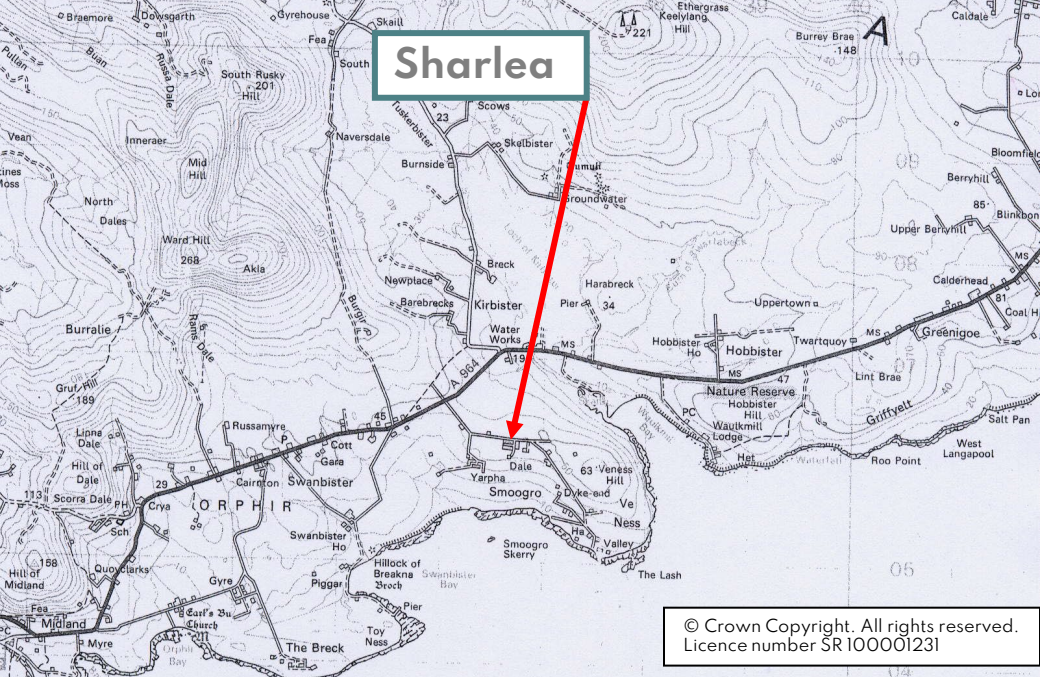
LOCATION

Sharlea is situated in a group of eight properties at Galaha. Orphir village has a community primary school. There is a bus service to and from Kirkwall which is approximately 7 miles away.









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SERVICES – Mains services. Telephone.

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.

ENERGY PERFORMANCE RATING – Band D .

ENTRY – By arrangement.

FIXTURES & FITTINGS – The floor coverings, blinds, fridge/freezer and dishwasher are included in the sale price.

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

PRICE – Offers Over £255,000 - **£10,000 less than Home Report Valuation.**

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

ETCN

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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