



Dermont,
St. Margaret's Hope, KW17 2TJ

OFFERS OVER £240,000





Dermont is a substantial 5 bedroom detached dwelling house offering spacious family accommodation. The attractive property is set in a large enclosed garden and enjoys views over the village and farmland with the sea in the distance.

The dual aspect living room has a fireplace with feature surround. The spacious kitchen has a dining area and fitted cupboards with integral appliances.

There is a shower room on the ground floor and a bathroom on the first floor.

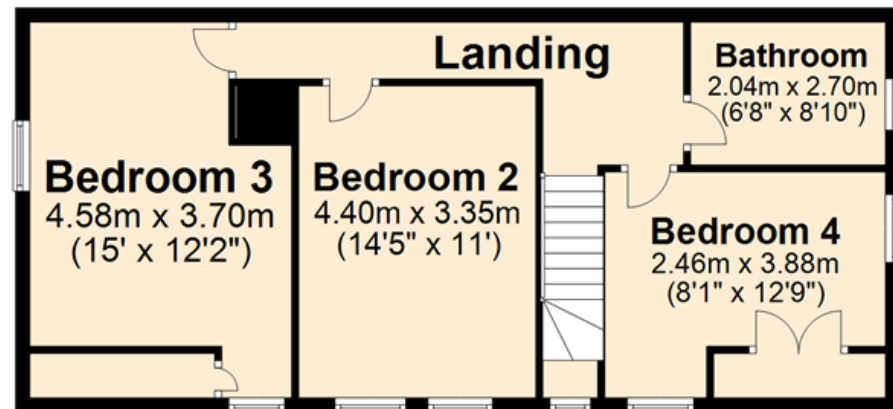
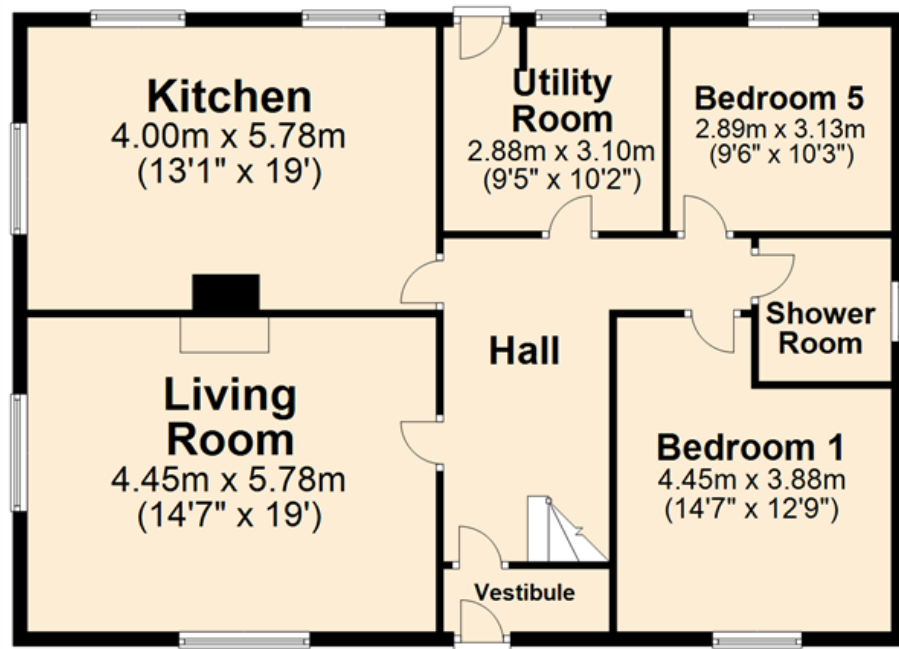
The driveway, which offers parking for several cars, extends to the spacious garage. The large garden is mainly to lawn together with bushes and shrubs.

- Oil central heating.
- uPVC framed double glazed windows.
- Fireplace in dual aspect living room
- Large kitchen with dining area and fitted units with integrated hob, eye-level double oven, cooker hood and dishwasher.
- Utility room with sink and plumbing for a washing machine.
- Bathroom and shower room.
- Master bedroom with fitted vanity unit and wardrobes.
- Garage.

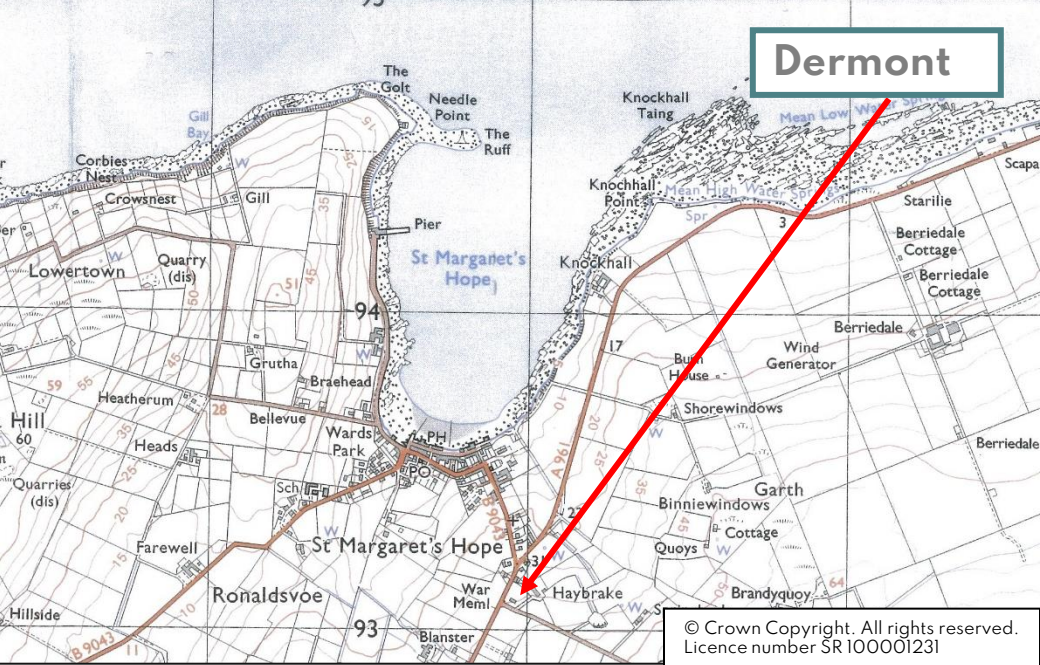
LOCATION

Dermont is situated on the outskirts of St. Margaret's Hope village where there is a primary school, shops and hotels. There is a regular bus service to and from Kirkwall.









SERVICES – Mains services.

COUNCIL TAX BAND – Band D. 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 are included in the sale price.

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

PRICE – Offers Over £240,000.

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

Lows Solicitors – Estate Agents
 5 Broad Street, Kirkwall, Orkney, KW15 1DH
 T: 01856 873151 F: 01856 875450 W:
www.lowsorkney.co.uk

rightmove 
 find your happy

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.