



**Quoylet,**  
St Mary's, Holm, KW17 2RS

**OFFERS OVER £250,000**



Quoylet is a 3 bedroom detached bungalow in the heart of St Mary's village.

The property enjoys beautiful sea views over the bay towards the Churchill Barriers and the Italian Chapel.

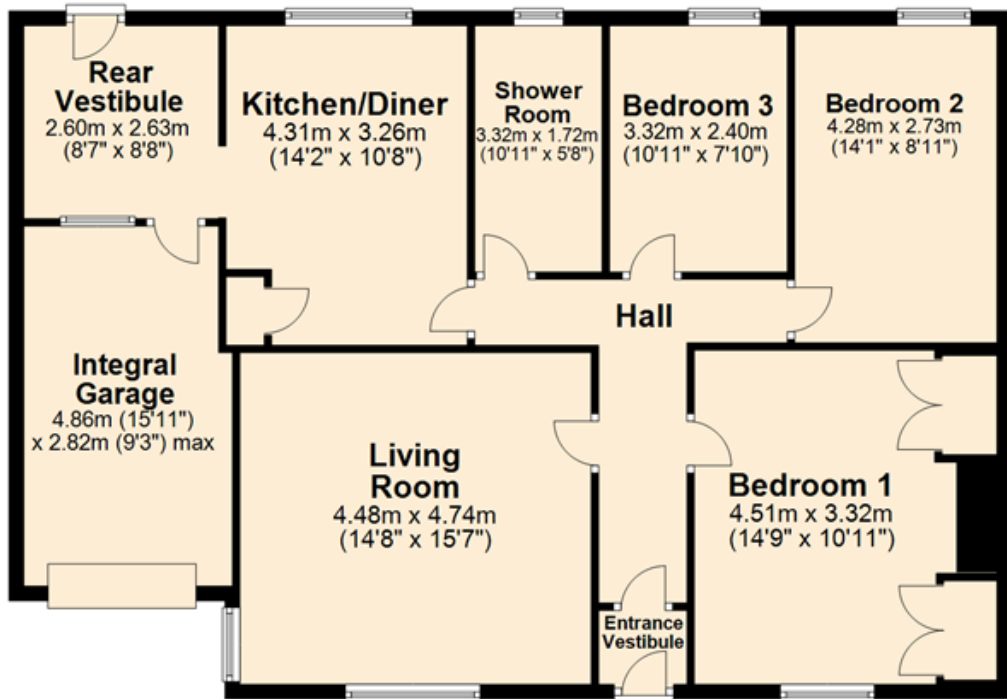
There is an integral garage, shed and large garden to the rear which may have potential for development with the appropriate consents.

- UPVC framed double glazing.
- Oil heating.
- Dual aspect living room with open fire.
- Kitchen/diner with space for table and chairs and integral appliances.
- Wet room shower room.
- Built in wardrobes in bedroom 1.
- Integral garage.
- Shed.
- Large enclosed garden laid to lawn with patio, drying line and mature bushes.
- There may be potential for development of garden with the appropriate consents from the local authority.
- Beautiful sea views over the bay towards the Churchill Barriers and the Italian Chapel.

## LOCATION

Quoylet is situated in St Mary's village where there is a builder's merchant and shop/post office and a café/jewellery gallery. Kirkwall is approximately 7 miles away.







**SERVICES** – Mains water and electricity. Telephone. Private septic tank.

**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 E.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, curtains and blinds are included in the sale price.

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

**PRICE** – Offers Over £250,000.

**Further enquires 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](http://www.lowsorkney.co.uk)

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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.