



1 Marston Road,
Sanday, KW17 2BB

OFFERS OVER £85,000



1 Marston Road is a one bedroom semi-detached bungalow located in lady village close to all local amenities.

The property has an open plan kitchen/living room and a sun room with patio doors out to the garden.

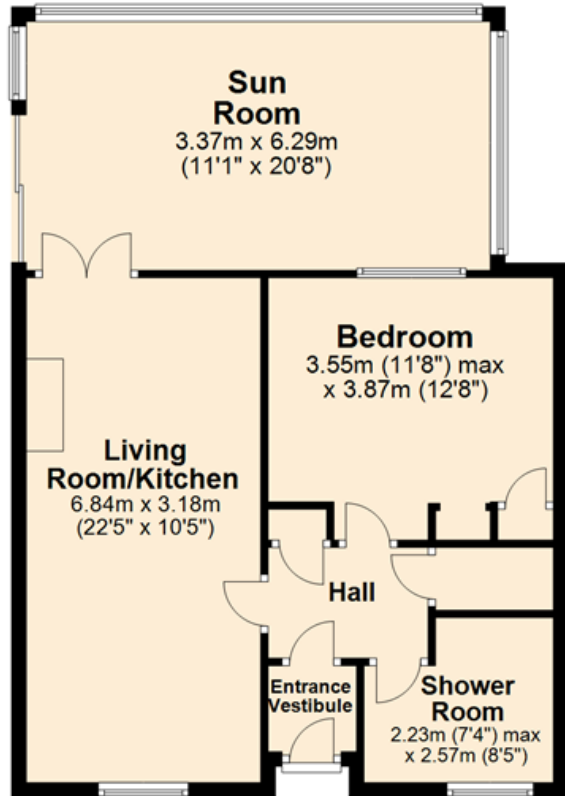
There is a large enclosed garden to lawn with a garden shed.

- UPVC framed double glazed windows and doors.
- Oil heating.
- Living room with multi fuel stove and patio doors to sun room.
- Kitchen with integral appliances.
- Bedroom has built in wardrobes.
- Wet room shower room.
- Large enclosed garden laid to lawn with drying line and mature bushes and plants.
- Wooden garden shed.
- Resident parking.

LOCATION

1 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.







SERVICES – Mains services. Telephone.

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 and curtains are included in the sale price.

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

PRICE – Offers Over £85,000.

Further enquires 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.