



Garleton, Front Road, St Margaret's Hope, KW17 2SL

Offers Over £140,000





Garleton is a spacious 3 bedroom dwelling house enjoying an outstanding waterfront location together with a private pier and views across the bay.

There are fires in both the living room and dining room however it is unknown when they were last used or if the chimneys are capped. There is a galley kitchen together with a utility room.

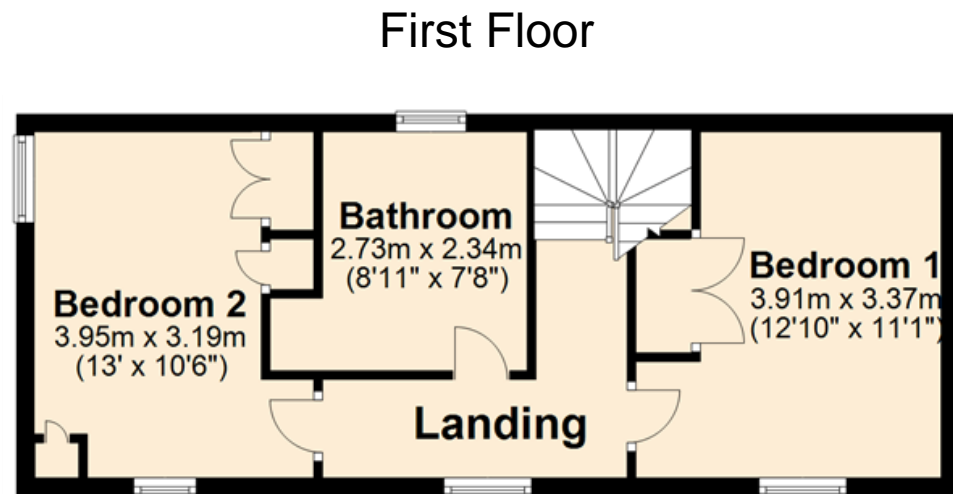
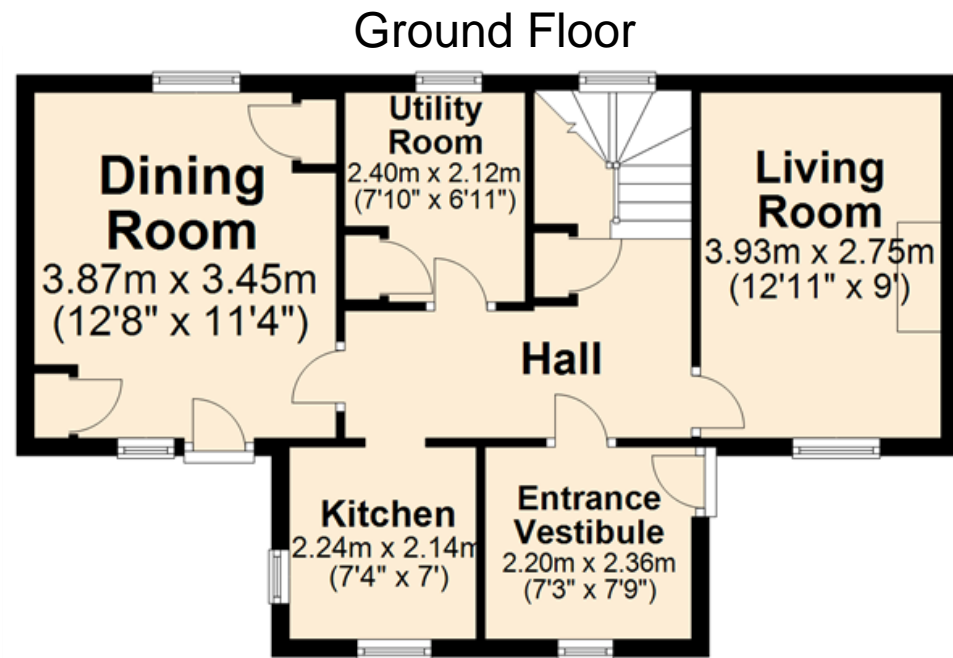
The bathroom and bedrooms are on the first floor. The bathroom has a shower cubicle and a bath. There is a built-in wardrobe in both bedrooms. A door from the dining room leads out onto a walled patio. There is a walled garden and a private pier.

- Oil central heating.
- Fireplace in living room is set in a stone surround extending the full width of the room.
- Exposed wooden floor in the dining room.
- Kitchen with integral hob, eye-level double oven and plumbing for a dishwasher.
- Utility room with plumbing for a washing machine.
- Bathroom with shower cubicle and bath.
- Built-in wardrobe in both bedrooms.
- Lean-to at rear houses oil tank.
- Walled garden and pier.

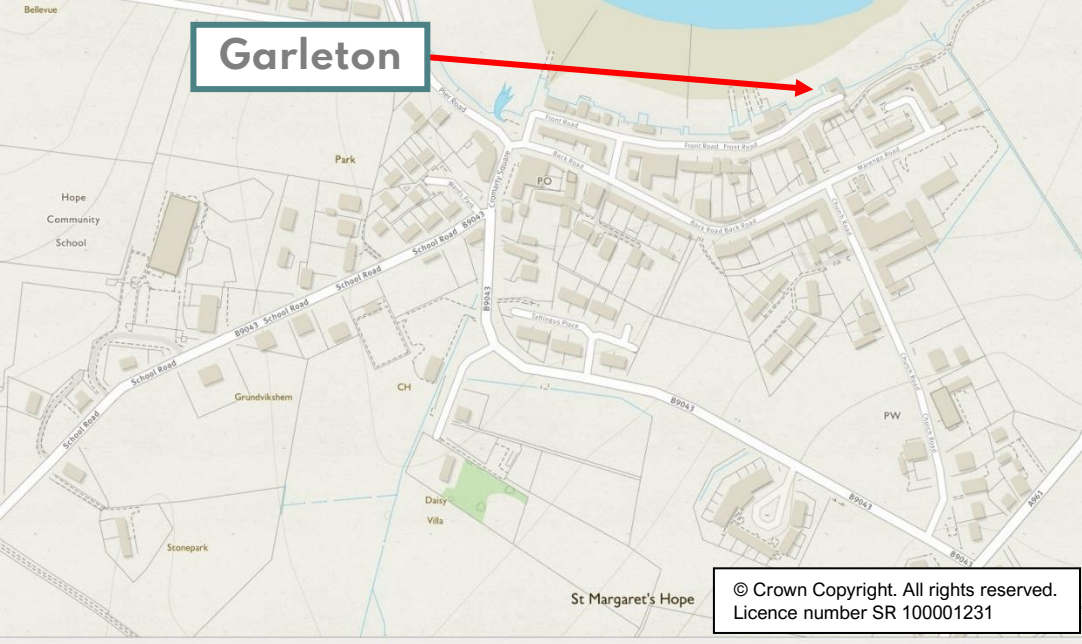
LOCATION

Garleton is situated in the village of St Margaret's Hope where there is a primary school, shops and hotel. There is a regular bus service to and from Kirkwall.









SERVICES – Mains services.

COUNCIL TAX BAND – Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

ENERGY PERFORMANCE RATING – Band G.

ENTRY – By arrangement.

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

PRICE – Offers Over £140,000.

Further enquiries 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.