



Little Lythes,
Longhope, KW16 3PA

OFFERS OVER £235,000



Little Lythes is a spacious 2 bedroom bungalow offering a beautiful panoramic view across North Bay from its elevated position. The attractive property is set in a large garden with a range of outbuildings including a garage, workshop, potting shed and polytunnel.

The dwelling house has oil fired central heating, including a focal point fire in the living room and uPVC framed double glazed windows.

The accommodation includes a spacious conservatory and the dual aspect living room.

The large kitchen has a dining area and fitted cupboards with integral 5 ring gas hob, extractor fan, eye-level double oven and dishwasher. There is also a utility room and bathroom with bath and separate shower.

Both bedrooms have built-in wardrobes.

The garden includes grass, bushes and a drying area.

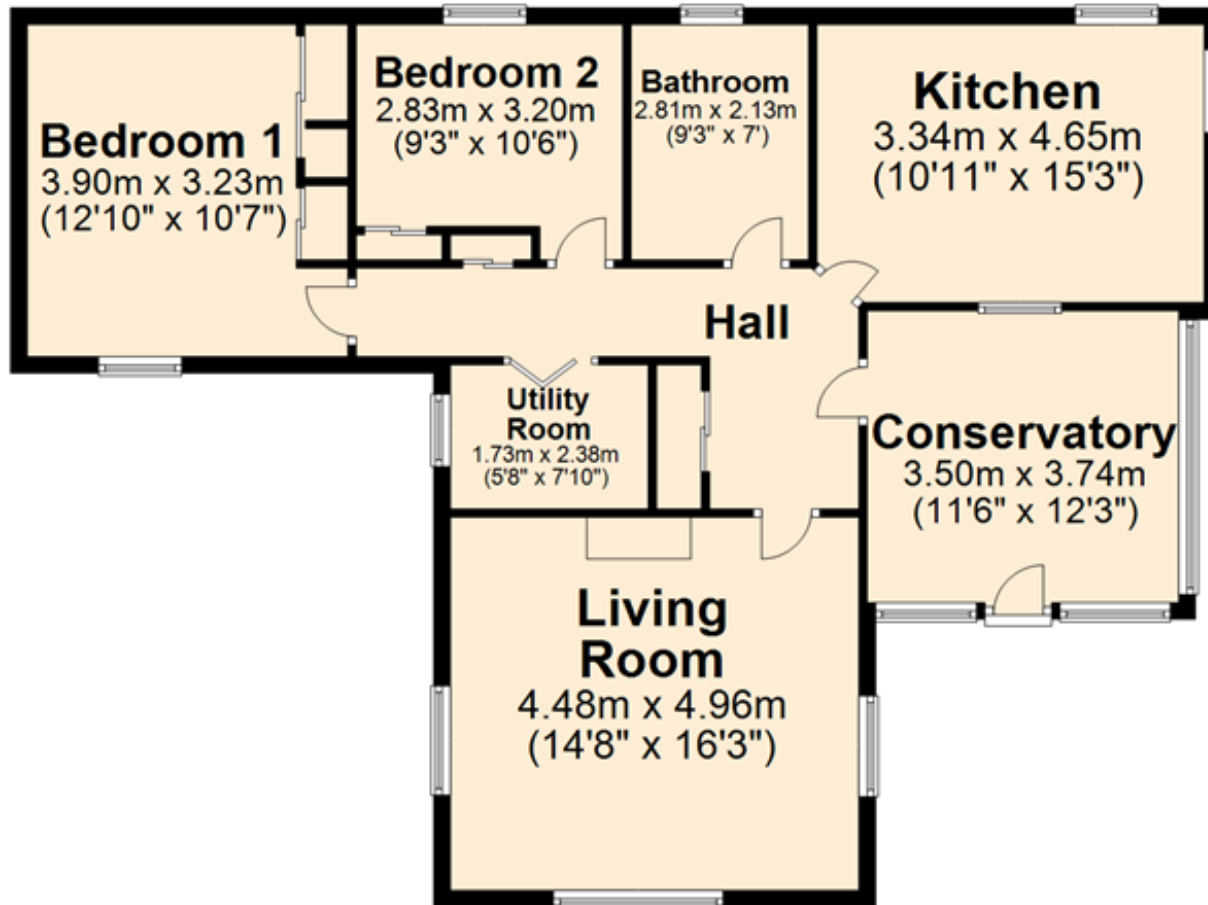


- Oil central heating.
- uPVC framed double glazed windows.
- Dual aspect living room with oil fired focal point fire.
- Conservatory.
- Spacious kitchen with dining area and integral appliances.
- Utility Room.
- Bathroom with shower and bath.
- Built-in wardrobes in the bedrooms.
- Outbuildings including a garage, workshop, potting shed and polytunnel.

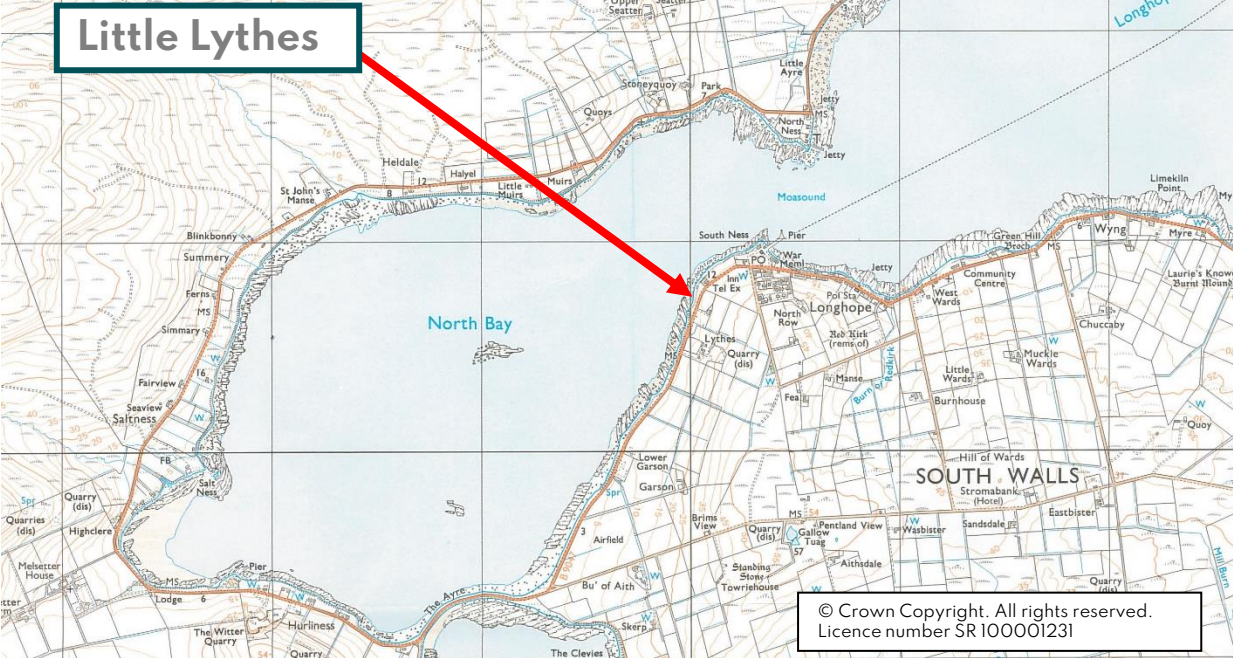
LOCATION

Little Lythes is situated on the outskirts of Longhope Village where there is a shop. The island's amenities also include a primary school.





Little Lythes



SERVICES – Mains water and electricity, private septic tank.

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

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

PRICE – Offers Over £235,000.

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.