



# 2 Smithfield Cottage,

Dounby, KW17 2HT

OFFERS OVER £135,000



2 Smithfield Cottage is a well-presented 2 bedroom dwelling located close to all local amenities.

The property has neutral décor throughout with a modern kitchen and shower room.

Outside there is a garden with lawn, patio area and a garden shed.

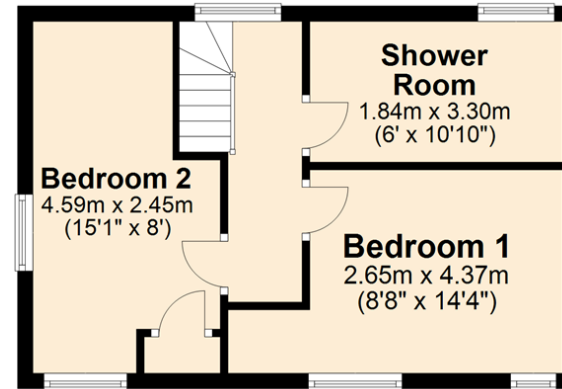
Ideal for first time buyers or buy-to-let investors.

- UPVC framed double glazing.
- Electric storage heating.
- Entrance porch/utility.
- Bright lounge/dining room with wood burning stove.
- Kitchen with integrated appliances and breakfast bar.
- 2 bedrooms on the first floor.
- Modern shower room on first floor installed 2023 with large shower enclosure and built in storage unit with WHB.
- Garden laid to lawn with patio and a garden shed.
- Drive with parking for several vehicles.

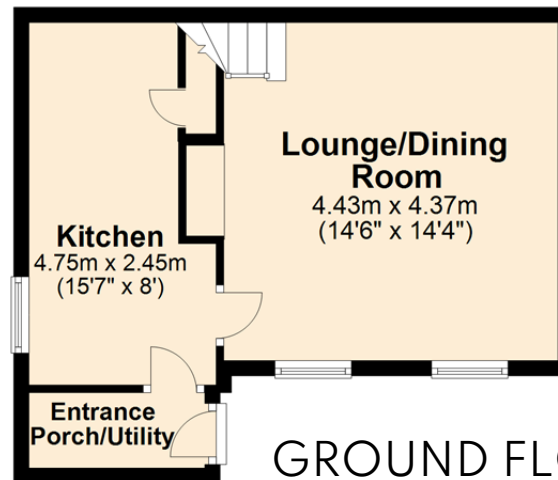
## LOCATION

2 Smithfield Cottage is situated in the village of Dounby where all local amenities including a primary school, doctors' surgery, butcher, supermarket, hotel and post office can be found.





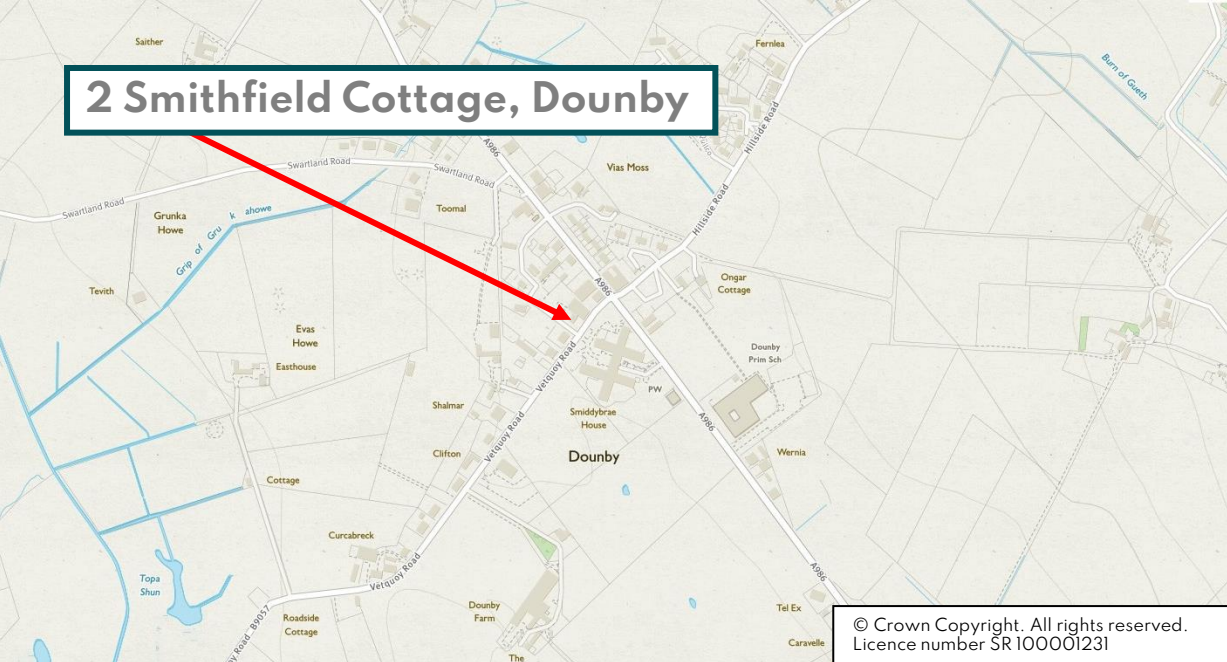
FIRST FLOOR



GROUND FLOOR



## 2 Smithfield Cottage, Dounby



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**SERVICES** – Mains services. Telephone.

**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 C.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, curtains, blinds, sofa in living room and garden shed are included in the sale price.

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

**PRICE** – Offers Over £135,000.

**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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### 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.