



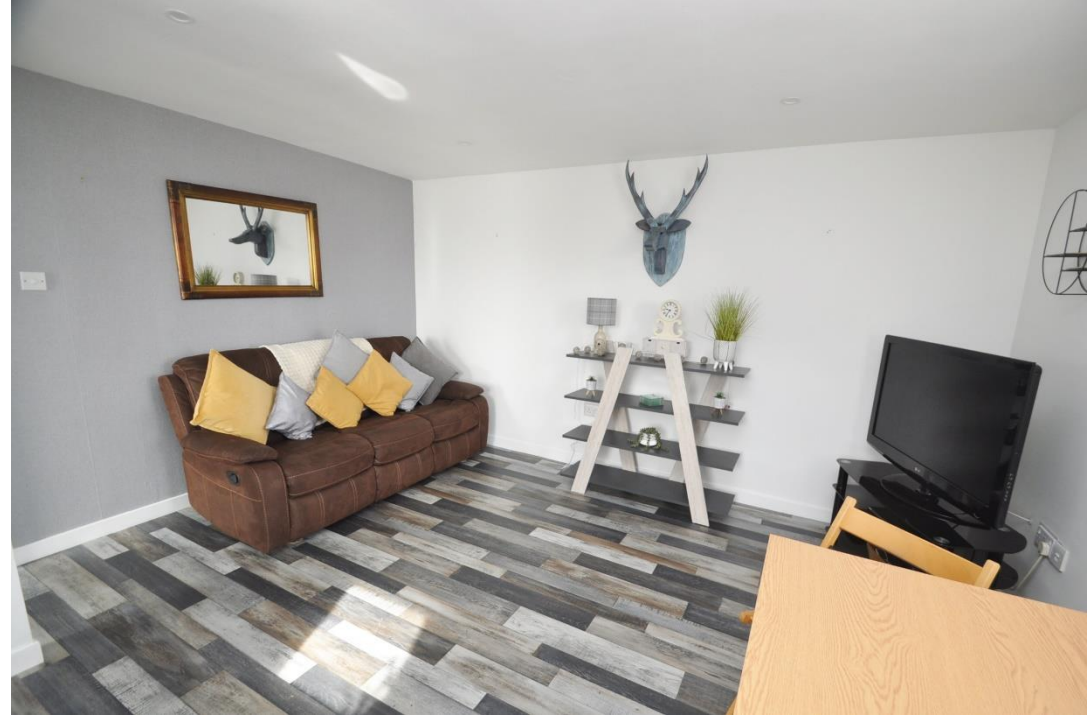
**6 Broughton,
Westray, KW17 2DA**

**Offers in the region of £75,000
(£10,000 less than home report valuation)**



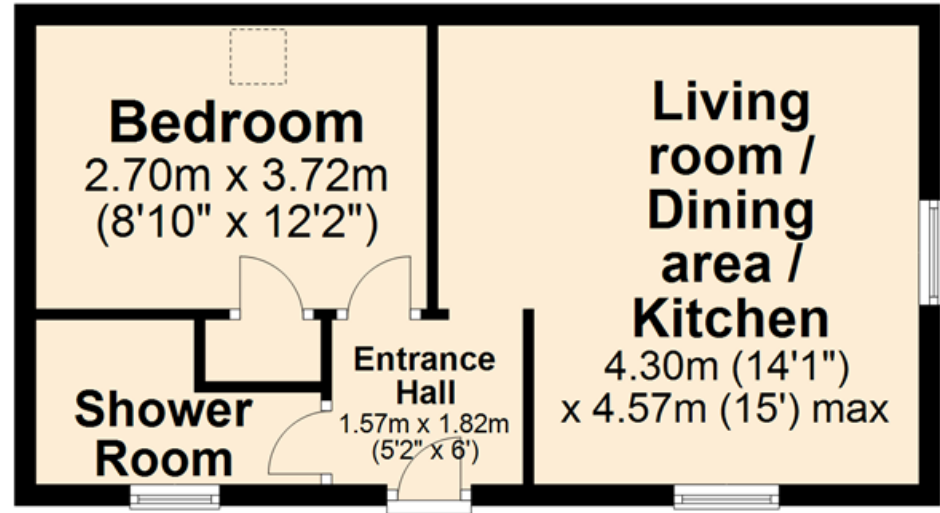
6 Broughton is a well-presented one bedroom mid-terraced dwellinghouse which offers a high standard of accommodation. The contents of the house are included in the sale price which may appeal to first time buyers or those wishing a holiday home. The open plan, dual aspect, living/dining/kitchen enjoys a sea view. The fitted kitchen has a cooker hood and plumbing for a washing machine. The double bedroom has a Velux window and a built-in wardrobe. The shower room benefits from an electric shower and a heated towel rail. There is air source heating with a unit in the entrance hall. The property, which is accessed from a shared track, has garden ground and parking area.

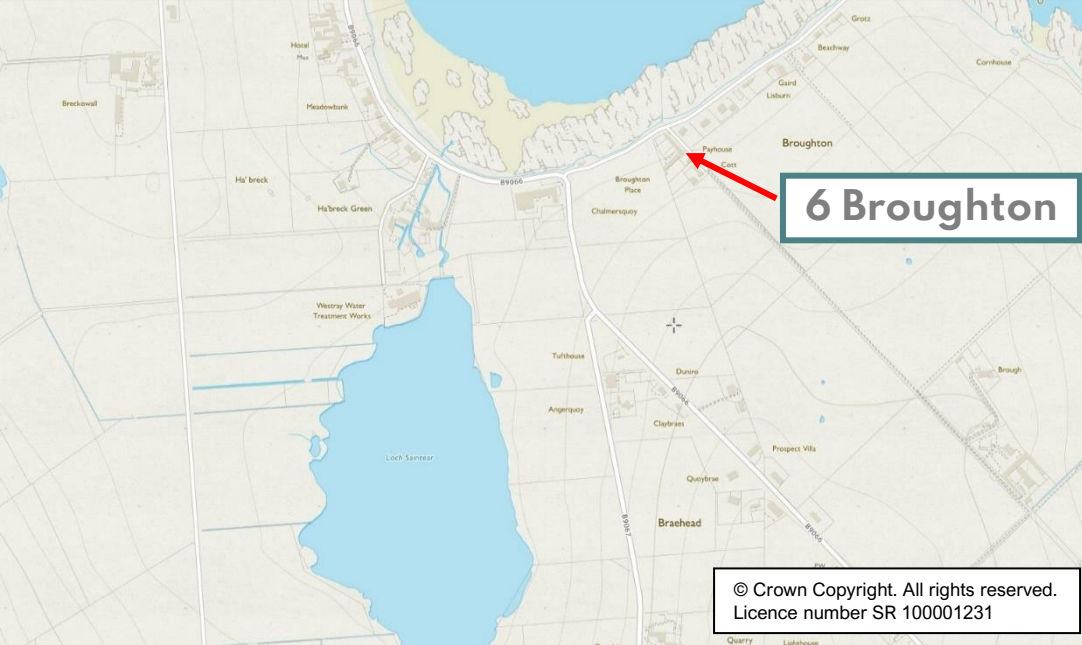
- Velux and uPVC framed double glazed windows.
- Air source heating.
- Stands in good decorative order.
- Open plan living/dining/kitchen.
- Kitchen incorporates plumbing for a washing machine, cooker point, cooker hood and space for an under-counter fridge.
- Double bedroom with built-in wardrobe.
- Shower room with electric shower and heated towel rail.
- Garden ground and parking area.
- Right of access in front of house to neighbouring property.



LOCATION

6 Broughton is situated on the outskirts of Pierowall village where there are shops, a school and a hotel.





SERVICES – Mains Water and electricity. Shared septic tank.

COUNCIL TAX BAND – Band A. 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 and the contents of the property are included in the sale price.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

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

PRICE – Offers in the region of £75,000.

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.