



West End, Front Road, St Margaret's Hope, KW17 2SL

West End is a substantial 4 bedroom dwellinghouse situated in the heart of the picturesque village. The well-presented property has accommodation on 3 floors and all bedrooms have en-suite facilities. There is a gated rear garden with parking area, lawn, garden shed and store.

**OFFERS OVER
£150,000**



- Oil fired central heating.
- Solid fuel stove in living room set on a stone hearth with stone surround extending to ceiling.
- UPVC framed double glazed windows.
- Archway from living room leads into dining room.
- Modern kitchen units and space for a breakfast table.
- Utility room with W.C.
- 2 en-suite bedrooms on both 1st and 2nd floors.
- Rear garden includes parking area, lawn, drying area, garden shed and store housing oil tank.

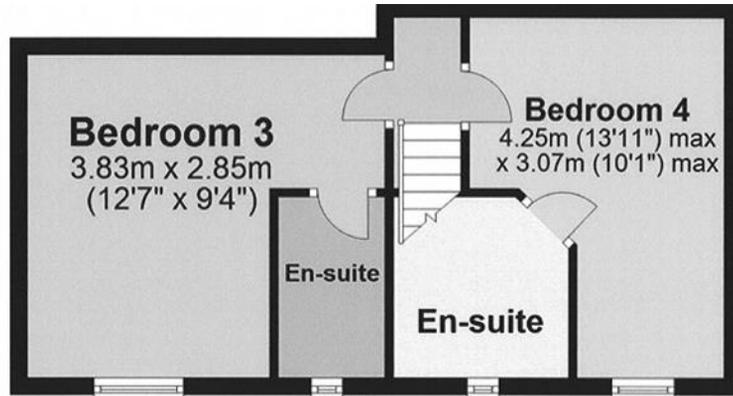


LOCATION

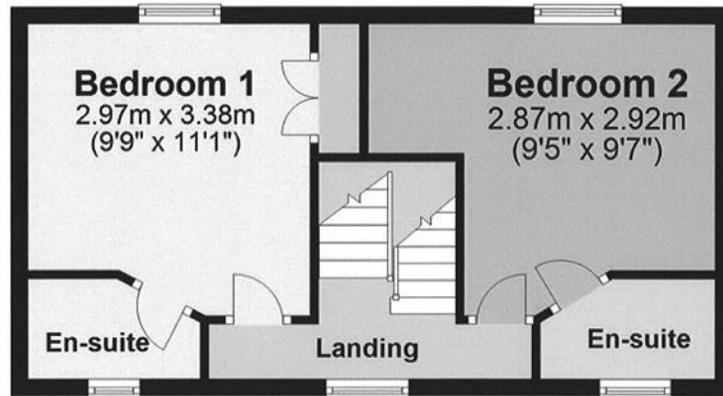
West End is situated in the picturesque water front village of St Margaret's Hope. The local amenities include a modern primary school, hotels, shops, post office, bowling and golf clubs. The village also has an hourly bus service to Kirkwall and the ferry terminal for Pentland Ferries is located at the entrance to the bay.



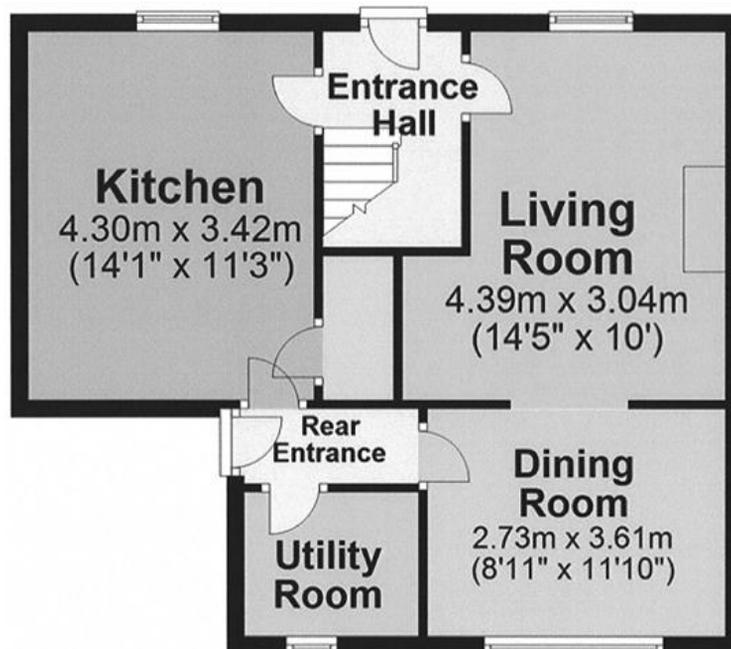
SECOND FLOOR



FIRST FLOOR

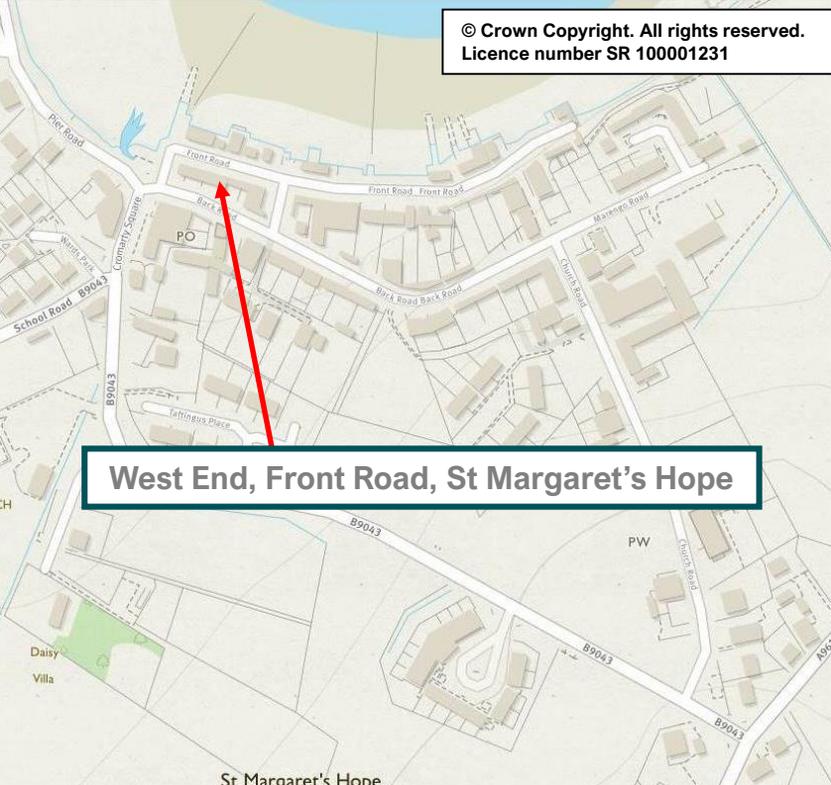


GROUND FLOOR



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BEDROOM 1



West End, Front Road, St Margaret's Hope



BEDROOM 1 EN-SUITE



NEARBY VIEW OF ST MARGARET'S HOPE BAY



BEDROOM 3



SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band C. 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 E.

ENTRY – By arrangement.

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

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

PRICE - Offers over £150,000

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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DJMF

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.