

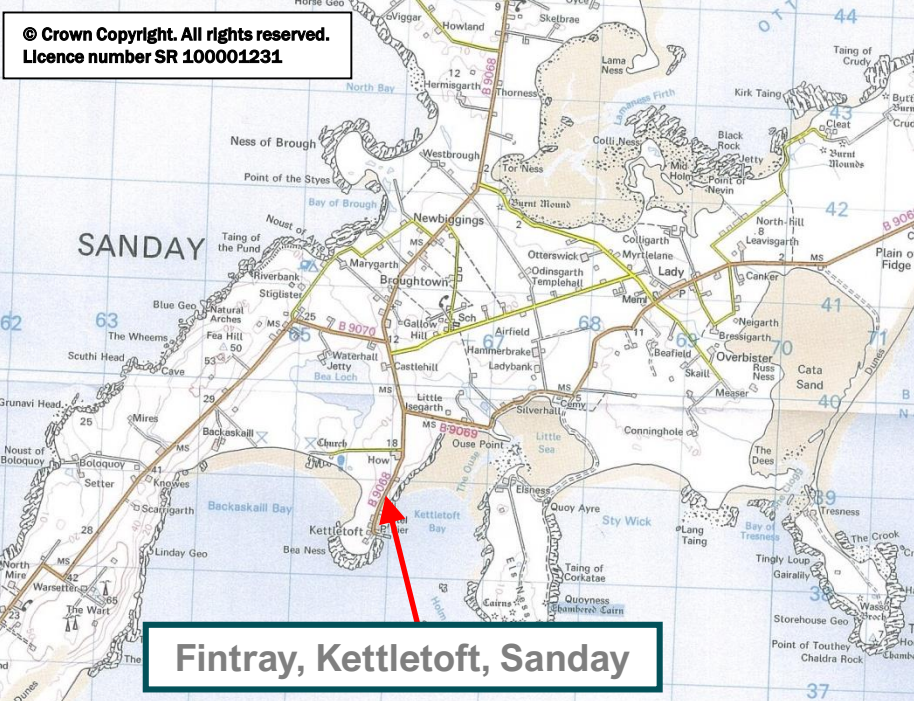


## Fintray, Kettletoft, Sanday, KW17 2BJ

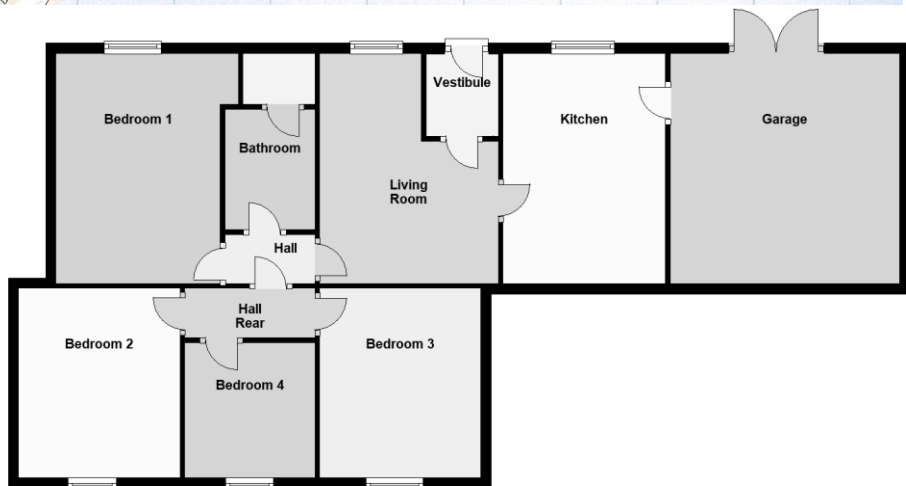
Fintray is a 4 bedroom semi-detached dwellinghouse which enjoys a waterfront position on the outskirts of Kettletoft.

The garage adjoins the house and has an internal door to the kitchen. There is a shared garden.

**FIXED PRICE**  
**£75,000**



## Fintray, Kettletoft, Sanday



- Living room has laminate flooring.
- Kitchen has room for a dining table.
- Bedroom 1 has a storage heater, the other bedrooms have panel heaters.
- Garage adjoins the house and has an internal door into the kitchen.
- Shares garden with grass and drying area.

**SERVICES** - Mains services.

**COUNCIL TAX BAND** - Band A. 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** – Early entry available.

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

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

**PRICE** – Fixed Price £75,000

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



### 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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