



Quoykellian,

Dounby, KW17 2JA

OFFERS OVER £275,000





Quoykellian is a substantial 4 bedroom detached bungalow offering spacious family accommodation.

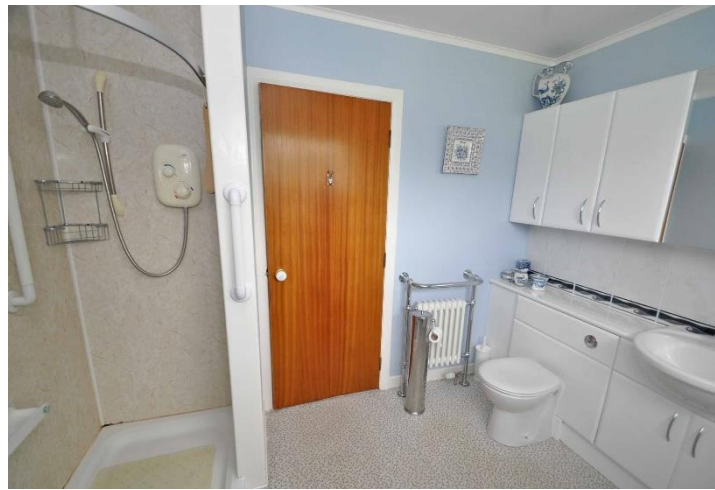
The attractive property is set in a large, well-established garden with double garage and greenhouse.

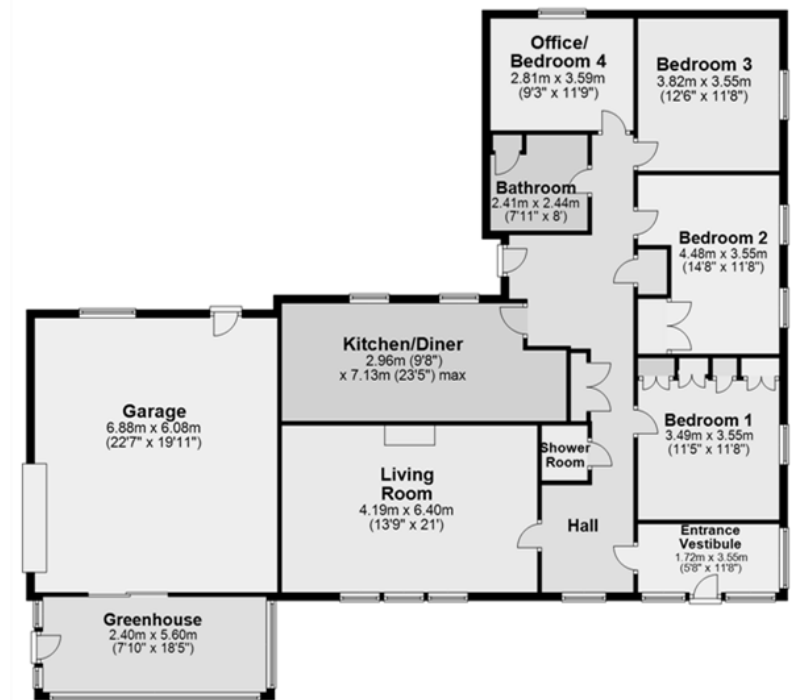
- UPVC framed double glazing.
- Oil central heating.
- Living room with views into garden.
- Kitchen/diner with integrated appliances.
- Shower room.
- Bathroom with 4-piece suite.
- Built in wardrobes in bedrooms 1 and 2.
- Drive.
- Double garage.
- Greenhouse.
- Mature garden laid to lawn with trees, bushes, plants and drying line.

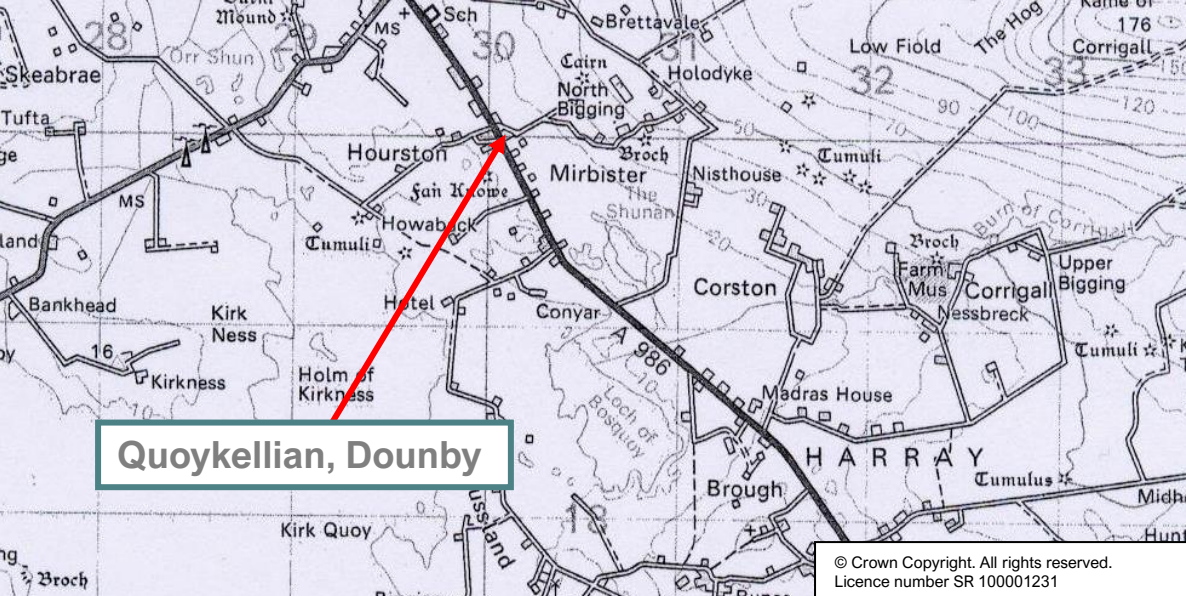
LOCATION

Quoykellian is situated just outside the village of Dounby where all local amenities including a primary school, doctors' surgery, butcher, hotel and post office can be found.









SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band D. 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, curtains, blinds, Bosch washing machine, Bosch dish washer and Samsung fridge/freezer are included in the sale price.

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

PRICE – Offers Over £275,000.

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

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CMS

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.