



**Fernlea, Bignold Park Road,
Kirkwall, KW15 1PT**

OFFERS OVER £180,000 - £30,000 Below Valuation



Fernlea is an attractive 3 bedroom detached cottage. The property would benefit from partial modernisation however it does feature both oil central heating and air source heating.

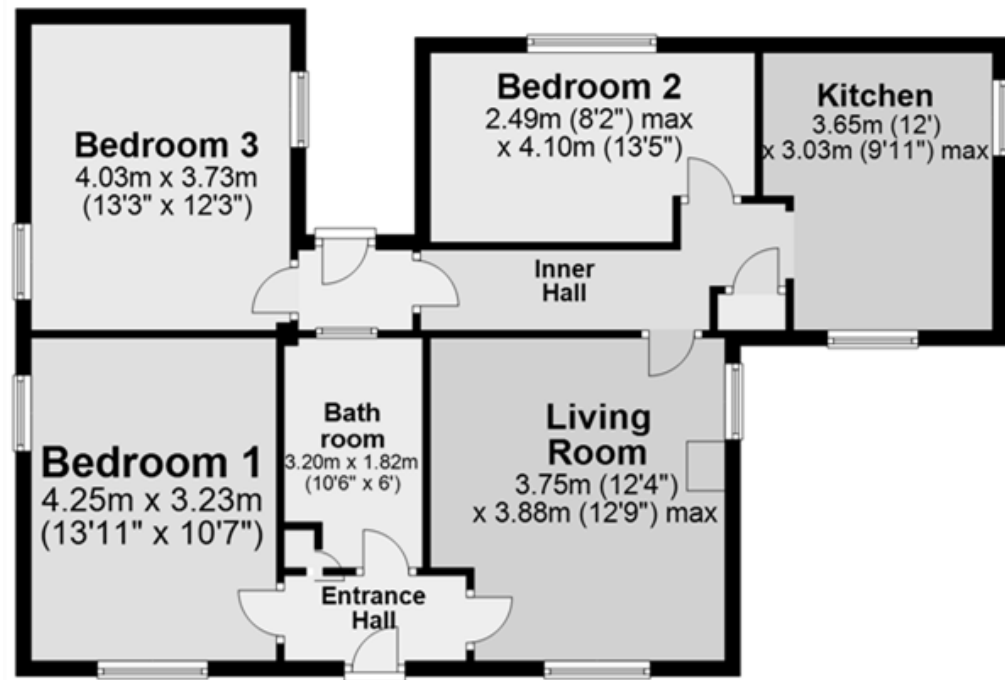
The living room has a feature solid fuel stove. There is off-street parking and garden ground to one side.

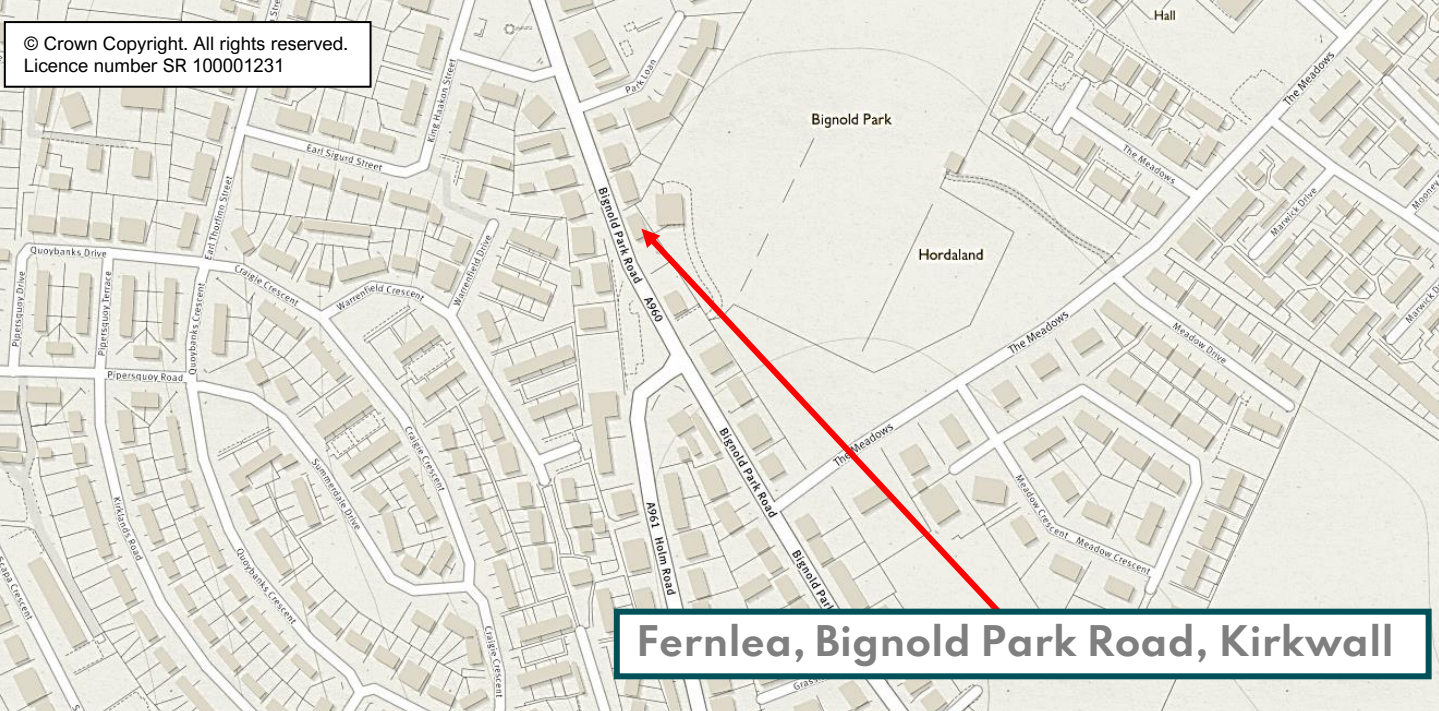
- Oil fired central heating.
- Air source heating.
- Spacious living room with dual aspect and solid fuel stove sitting on stone hearth.
- Kitchen has fitted cupboards incorporating a hob, cooker hood, double oven and plumbing for a washing machine.
- Space in kitchen for a dining table.
- 3 piece bathroom suite with shower over the bath.
- Radiators in each bedroom.
- Attic rooms with sky lights.
- Off street parking & garden to one side.

LOCATION

Fernlea is conveniently located within walking distance of the town centre and schools.







Fernlea, Bignold Park Road, Kirkwall



BEDROOM 3



EJT

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

SERVICES – Mains services.

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 – Early entry available.

FIXTURES & FITTINGS – All floor coverings and the washing machine are included in the sale price.

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

PRICE – Offers Over £180,000 - **£30,000 Below Valuation**

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

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