LOWS
LAW PROPERTY FINANCE

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Brecklan, extending to 4.27 acres or thereby, Sandwick, KW16 3JB

This deceptively spacious 3-4 bedroom detached bungalow offers family accommodation on one level and includes a garage, large garden and a field extending to 4.27 acres or thereby.

The well presented property enjoys beautiful views towards the Harray loch and over the surrounding countryside.

OFFERS OVER £265,000

- UPVC framed double glazing.
- Oil central heating.
- Spacious living room.
- Large kitchen/dining room with integral appliances.
- Utility room with plumbing for washing machine.
- Office.
- Bedroom 4/family room.
- Shower room with built in storage.
- WC.
- Garage with electric up and over door, tap and power and light.
- Garden mainly laid to lawn with a drying area, plants and a patio area.
- Field to rear to grass that may appeal to horse or other livestock owners.

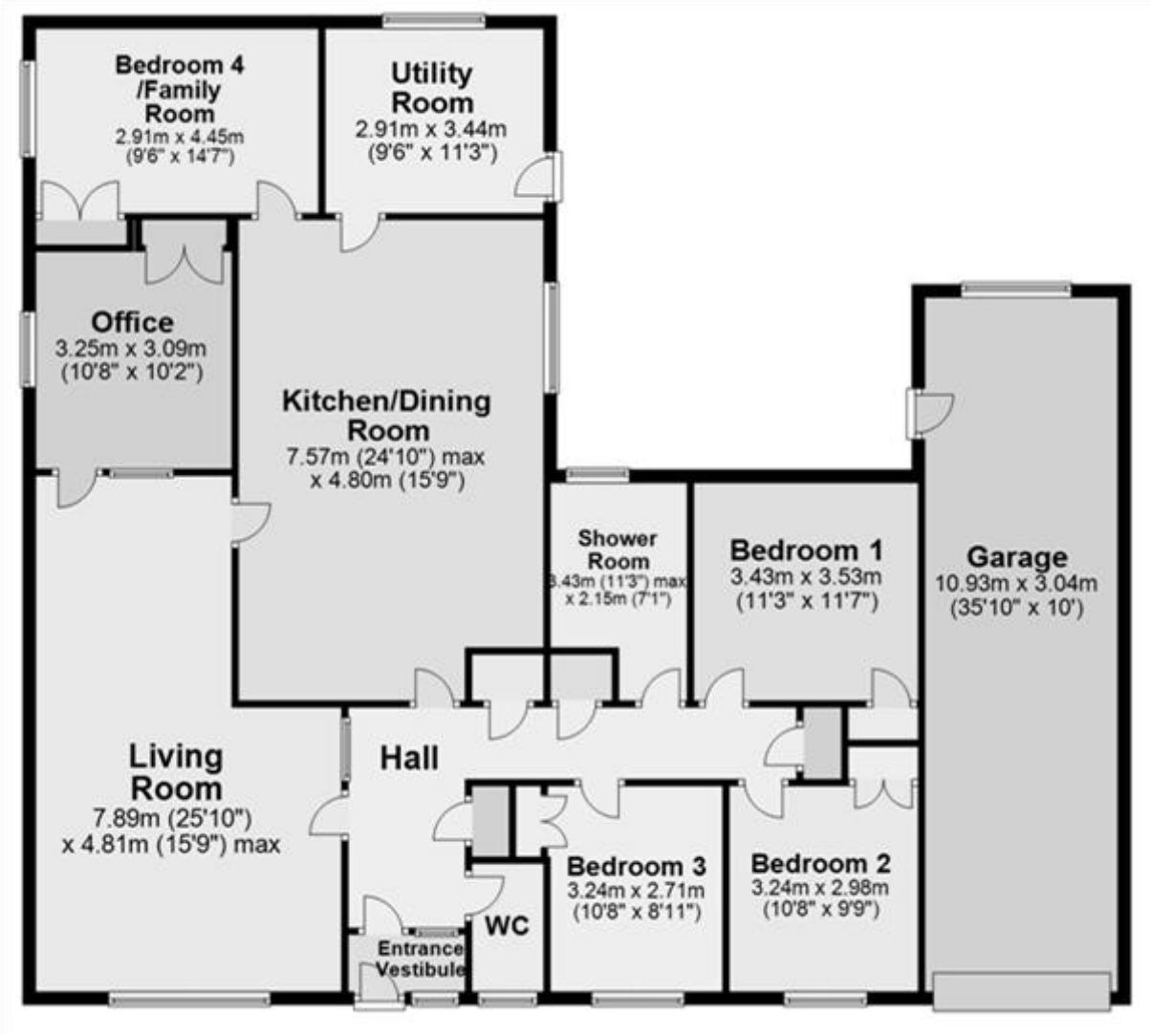
LOCATION

Brecklan is situated a few miles from the village of Dounby with all local amenities including a supermarket, butcher, doctor, hairdresser, jeweller, hotel and a primary school.

LIVING ROOM

UTILITY ROOM

BEDROOM 1


Bedroom 4 /Family Room
2.91m x 4.45m
(9'6" x 14'7")
Utility Room
2.91m x 3.44m
(9'6" x 11'3")
Office
3.25m x 3.09m
(10'8" x 10'2")
Kitchen/Dining Room
7.57m (24'10") max
x 4.80m (15'9")
Shower Room
3.43m (11'3") max
x 2.15m (7'1")
Bedroom 1
3.43m x 3.53m
(11'3" x 11'7")
Garage
10.93m x 3.04m
(35'10" x 10')
Living Room
7.89m (25'10")
x 4.81m (15'9") max
Hall
Bedroom 3
3.24m x 2.71m
(10'8" x 8'11")
Bedroom 2
3.24m x 2.98m
(10'8" x 9'9")
WC
Entrance Vestibule

SERVICES – Mains services. Telephone. Private septic tank.

COUNCIL TAX BAND - Band E. 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 AND FITTINGS – All floor coverings, dish washer, tumble dryer and the small under counter fridge are included in the sale price.

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

PRICE – Offers over £265,000.
Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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EJP
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.