



Heimdall, Palace, Birsay, KW17 2LX

Heimdall is a spacious 3 bedroom detached dwellinghouse located in the centre of Palace village and has been tastefully renovated throughout.

The attractive property has some original features and there are views of the Brough of Birsay from the first and attic floors.

**OFFERS OVER
£145,000**

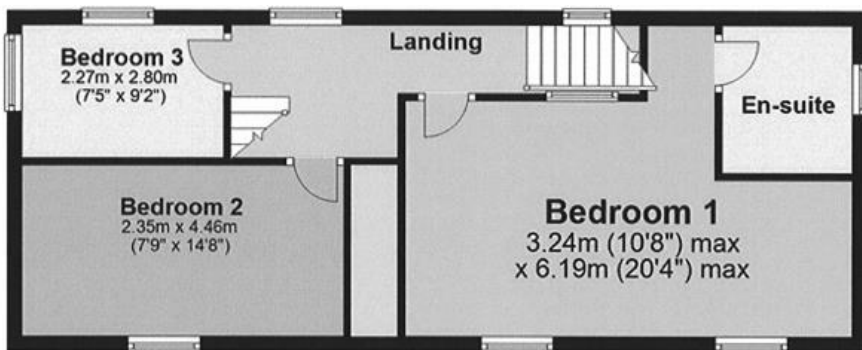
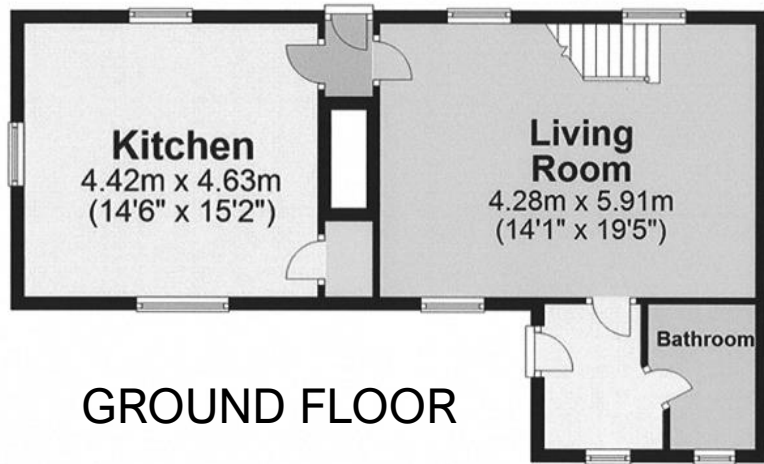
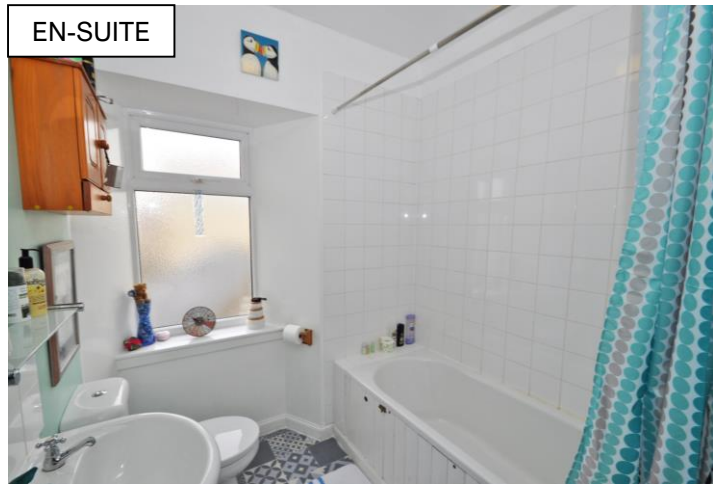


- Oil central heating.
- UPVC framed double glazed windows and exterior doors.
- Exposed stone wall and part flagstone floor in open plan living room/dining room.
- Spacious kitchen with room for breakfast table.
- Bathroom on ground floor and ensuite on first floor.
- Large master bedroom with exposed stone wall and window with view to the Brough of Birsay.
- Attic room with large velux window.
- Entrance porch with plumbing for washing machine.
- Garden area to the rear with flagstones and garden shed.
- Shared parking area.

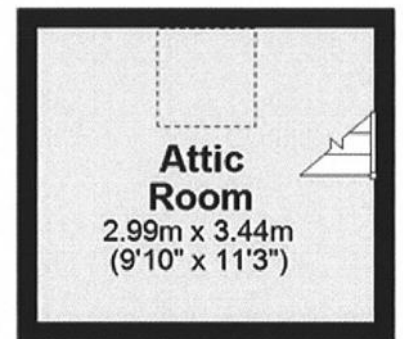


LOCATION

Heimdall is situated in the Hamlet of Palace in the Parish of Birsay. The Brough of Birsay and Kitchener's Memorial are close by and Dounby village which has a primary school and variety of services is approximately 6 miles away.

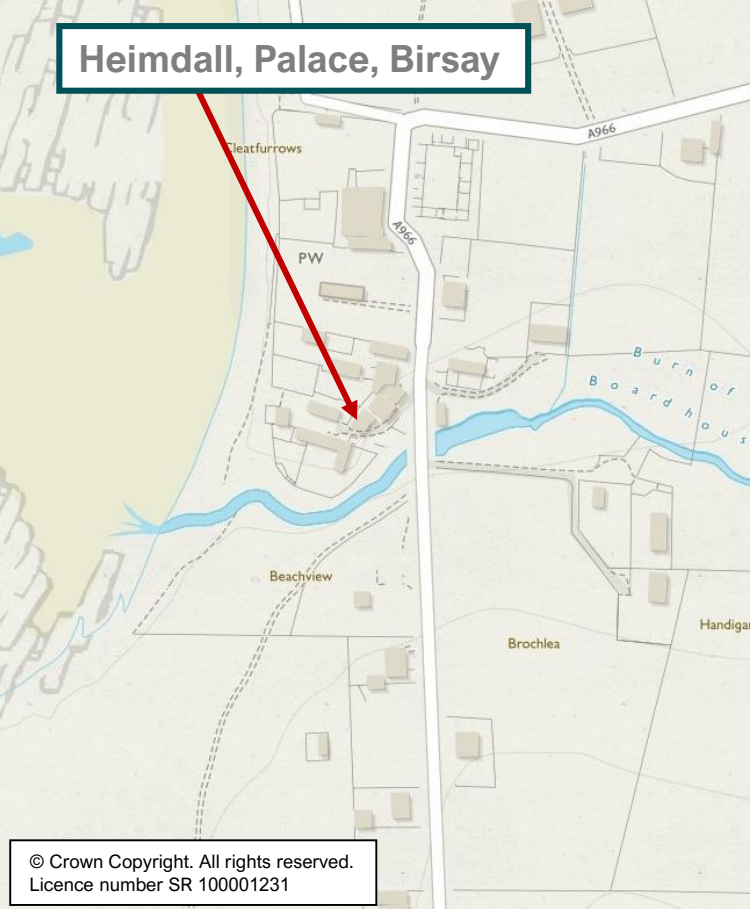


FIRST FLOOR



ATTIC FLOOR

Heimdall, Palace, Birsay



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BEDROOM 1



BEDROOM 2



VIEW FROM ATTIC ROOM



SERVICES – Mains electricity and water. Shared septic tank.

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 and the garden shed are included in the sale price.

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

PRICE – Offers over £145,000.

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.

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.