

**NEW HOUSE OFF HILLSIDE ROAD,
DOUNBY, KW17 2HX
FIXED PRICE £255,000**



This new spacious bungalow will be situated on the outskirts of Dounby village and enjoys a beautiful view over farmland.

The 4 bedroom dwelling house will be finished to a high standard and, apart from floor coverings, will be in 'move in' condition. The bungalow is a Scotframe "Magnolina" design with Val-U-Therm closed-panel building system, that builds on the best aspects of timber frame and structural insulated panel (SIPS) technology. It delivers exceptional thermal performance and class-leading environmental and sustainability credentials. The panels are constructed of a precisely engineering sandwich of sheeting boards, performance membranes and factory-injected very high performance insulation which is derived from recycled, renewable vegetable oil.

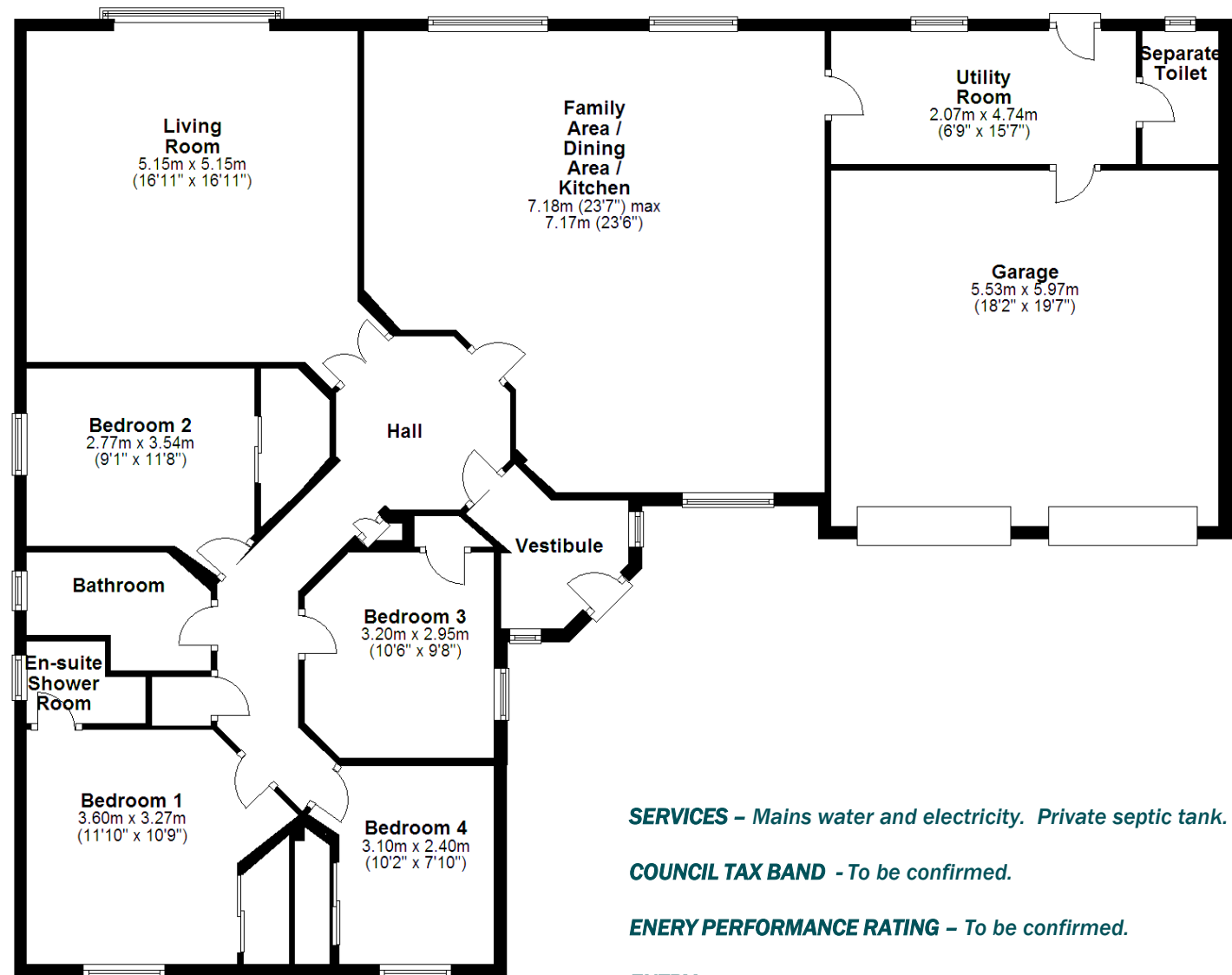
The accommodation includes a spacious living room with a large window to appreciate the view. The open plan family area/dining area/kitchen also has two windows looking out over the neighbouring farmland. The utility room is off the family/dining/kitchen and it leads to the double integral garage and 3rd toilet.

The 4 bedrooms all have a built-in wardrobe and the master bedroom has an en-suite shower room. The family bathroom is off the hallway.

The bungalow will have air to water under floor central heating and UPVC framed double glazed windows.

The garden will be landscaped and paths laid.

The amenities in the village include a primary school, sub post office, supermarket, pharmacy, hairdresser, butcher and hotel.



SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND - To be confirmed.

ENERGY PERFORMANCE RATING – To be confirmed.

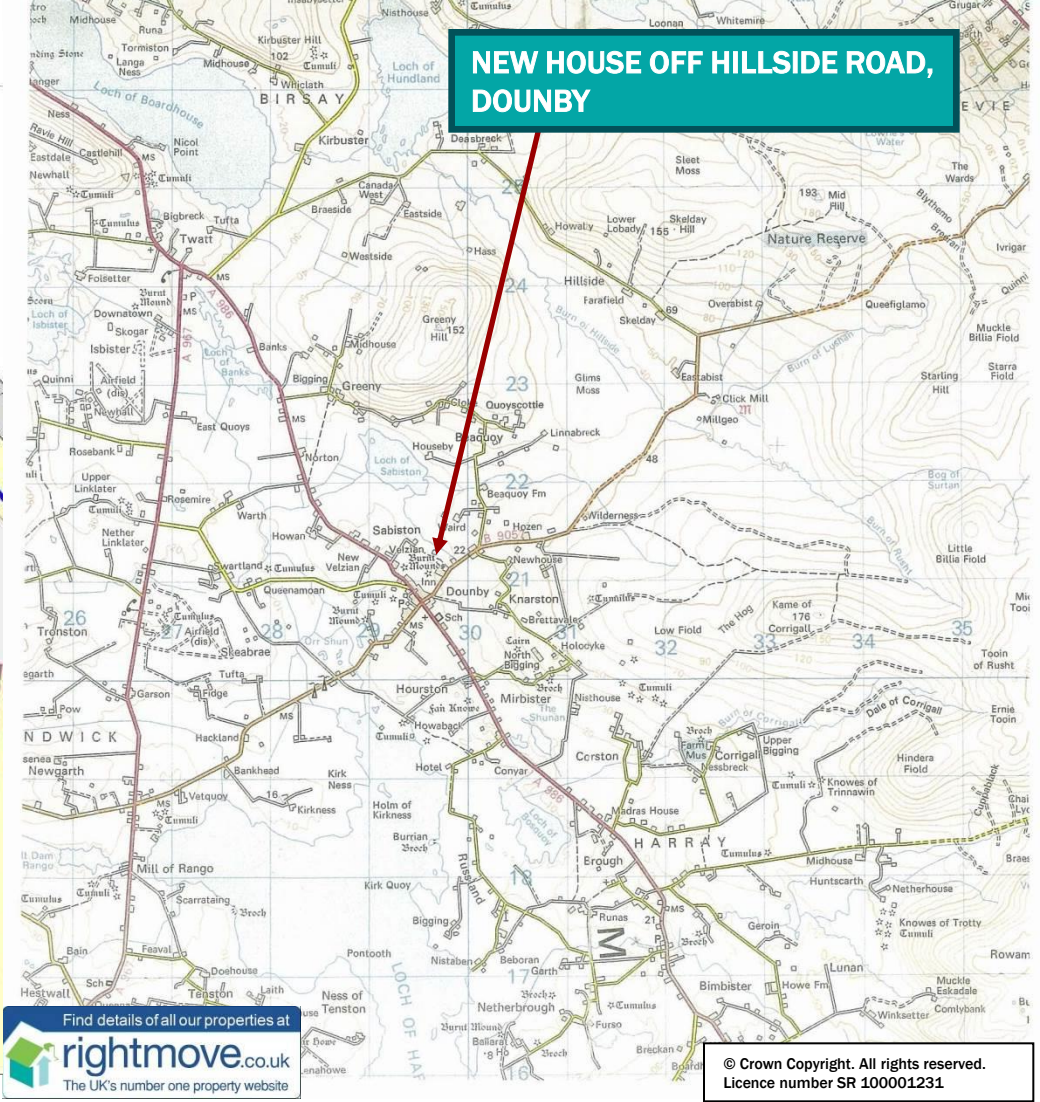
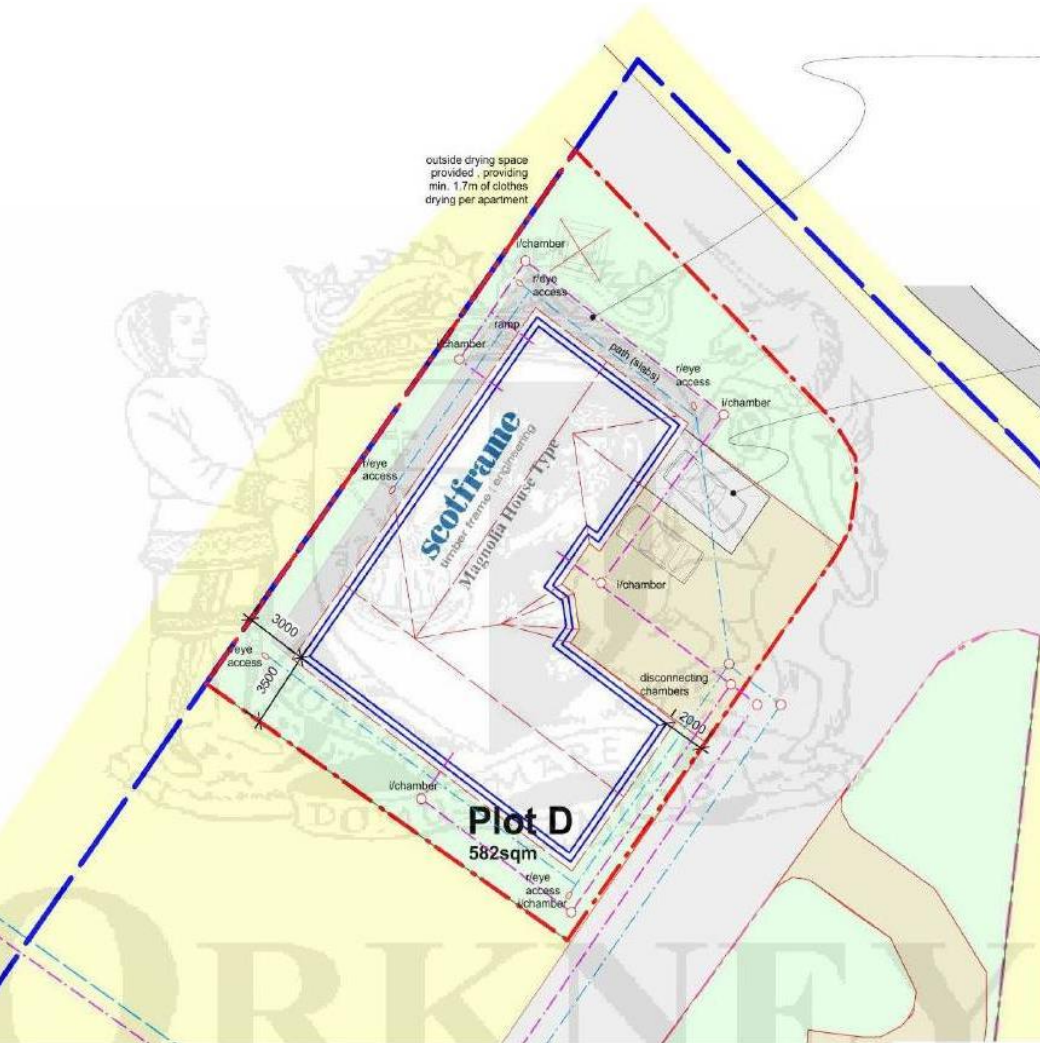
ENTRY – By arrangement.

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

PRICE - Fixed price £255,000

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





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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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