



1 Weyland Farm Cottages,

Work Road, St. Ola, KW15 1UF

FIXED PRICE £220,000





1 Weyland Farm Cottages is a spacious 3 bedroom bungalow which enjoys views over Kirkwall and farmland with Wideford Hill in the distance.

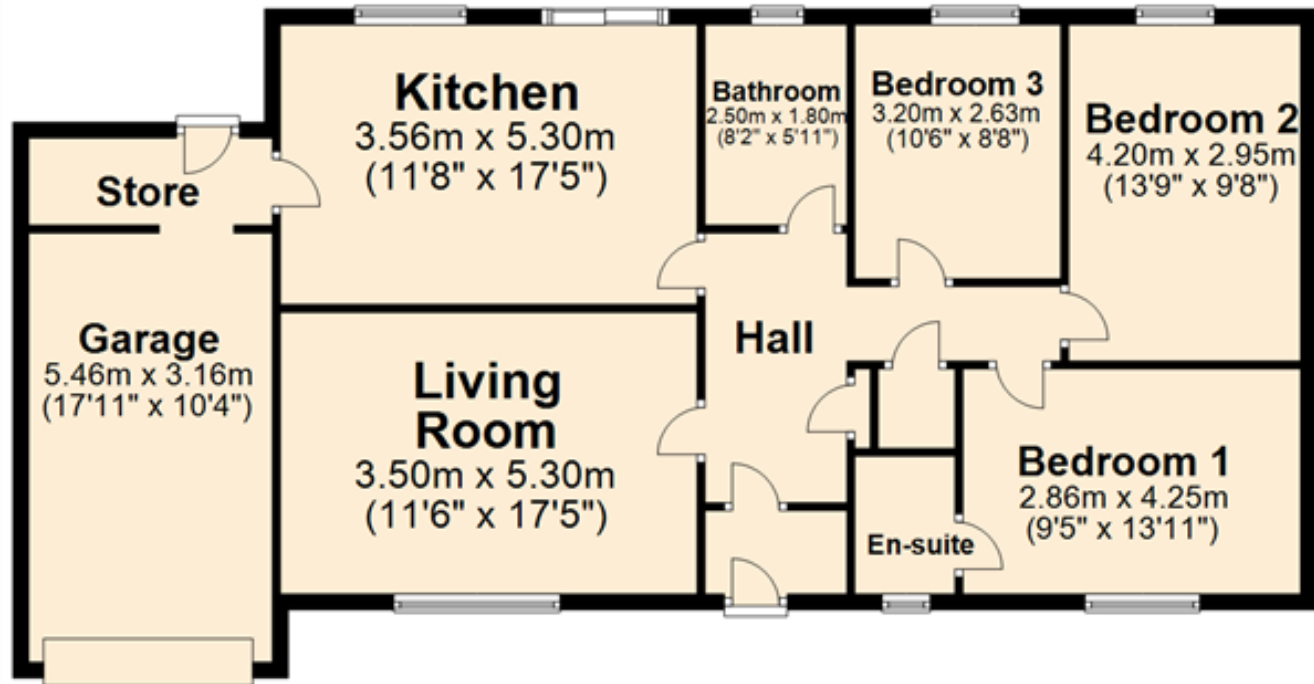
The accommodation includes a large living room and the kitchen has modern fitted units together with a dining area with patio doors. The stylish bathroom has an electric shower over the bath. Master bedroom with en-suite. The dwellinghouse has mature garden to the front and rear and an interlinked garage.

- Air to air heating.
- uPVC framed double glazed windows.
- Floor to ceiling window in living room.
- Dining area in kitchen has patio doors, modern fitted cupboards with integral dishwasher.
- Bathroom with electric shower over bath.
- Master bedroom with en-suite.
- Storeroom leads from kitchen into garage.
- Garden shed. Gardens include decking, lawn, drying area, bushes and trees.

LOCATION

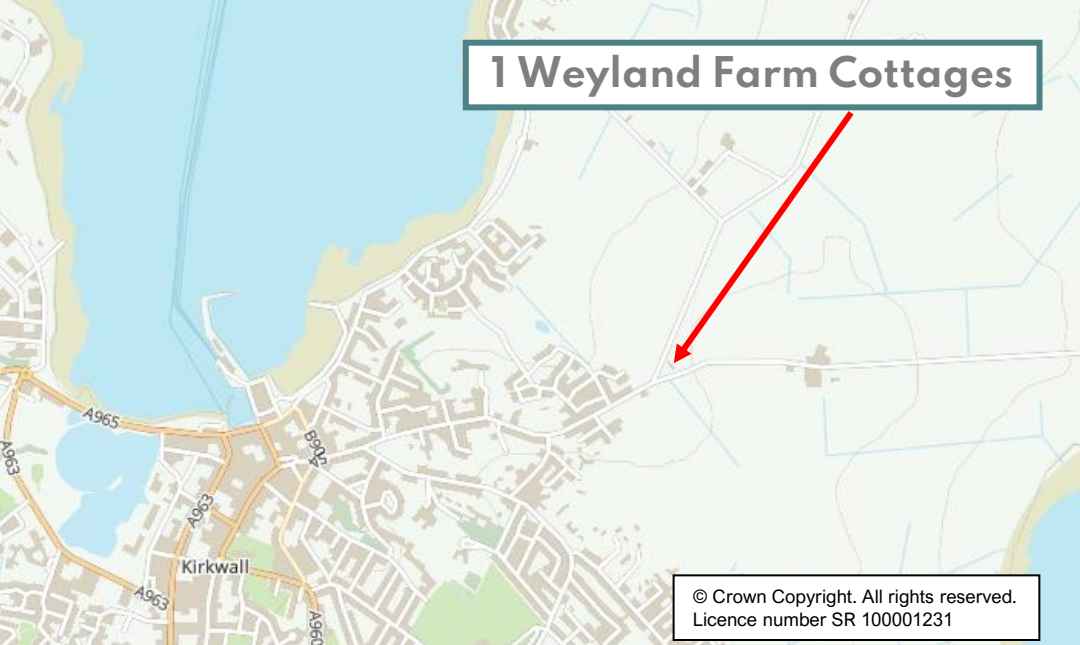
1 Weyland Farm Cottages is situated on the outskirts of Kirkwall and is within walking distance of the Orkney College and schools.







1 Weyland Farm Cottages



SERVICES – Mains services.

COUNCIL TAX BAND – Band C. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

FIXTURES & FITTINGS – All floor coverings and garden shed are included in the sale price.

ENERGY PERFORMANCE RATING – Band E.

ENTRY – By arrangement.

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

PRICE – Fixed price £220,000

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

Lows Solicitors – Estate Agents
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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.