



## East End, Church Road, St Margaret's Hope, KW17 2SR

East End is a substantial 3 bedroom semi-detached dwellinghouse offering accommodation on 3 floors. The attractive property is situated in the picturesque village of St Margaret's Hope.

There are 3 double bedrooms, one on the first and two on the second floor. The walled garden has a patio, lawn, drying area.

**OFFERS OVER  
£135,000**

**ASKING PRICE IS  
£10,000 BELOW HOME  
REPORT VALUATION**



- Living room has fire and is located on the first floor.
- Kitchen has room for dining table.
- Dining room/study.
- Bathroom has electric shower over the bath.
- Three double bedrooms.
- Air source heating.
- Double glazed windows.
- Oil fired central heating.
- Walled garden.



## LOCATION

St Margaret's Hope is a picturesque village on the island of South Ronaldsay which is connected to the Orkney mainland by the Churchill Barriers. There is a regular bus service to and from the County town of Kirkwall which lies approximately 15 miles away.

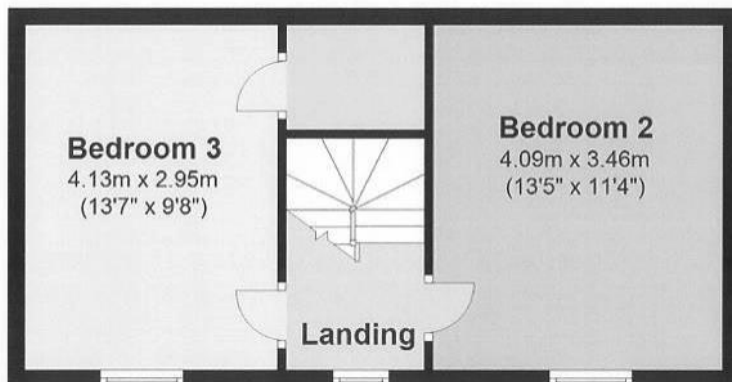
The amenities in the village include a primary school, post office, several shops, a restaurant and public houses. There is also a 9 hole golf course and a bowling green and the ferry to and from Gills Bay in Caithness departs from the village pier.



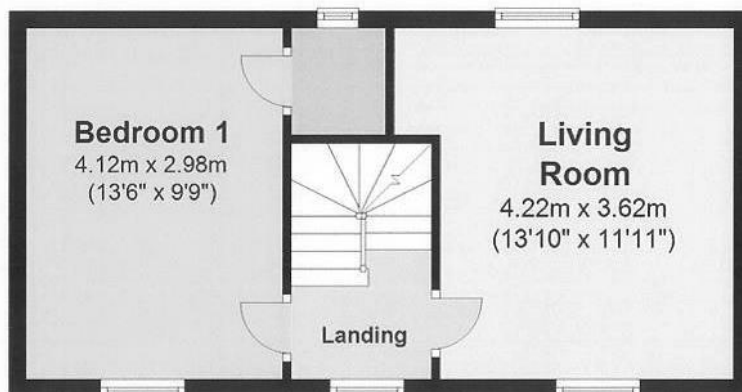
# DINING ROOM



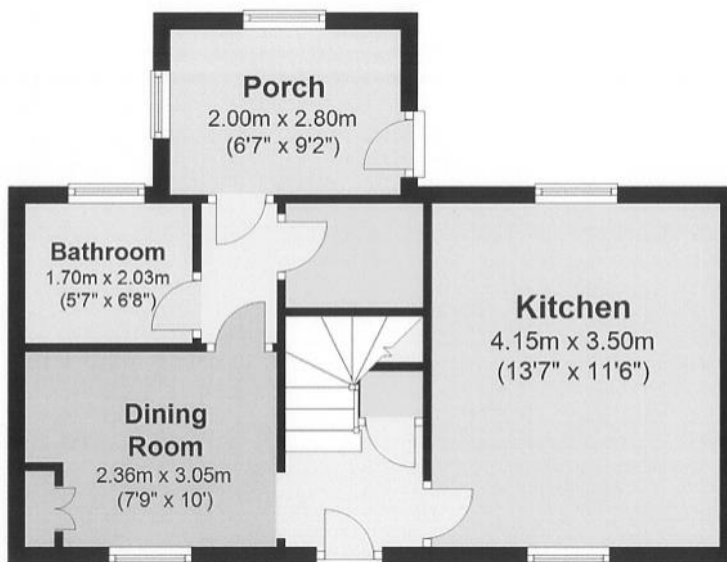
## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR





**SERVICES** - Mains services.

**COUNCIL TAX BAND** - Band B. 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 AND FITTINGS** – All floor coverings are included in the sale price. The cooker is available by separate negotiation.

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

**PRICE** - Offers over £135,000

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

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#### DJMF

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.