

**CLOSING DATE SET FOR OFFERS
4PM FRIDAY 8th FEBRUARY 2019**



Eloner, Church Road, St Margaret's Hope, KW17 2SR

Eloner is a well-presented 3 bedroom detached dwellinghouse with a large garage and enclosed rear garden.

The attractive property stands in good decorative order and is situated close to many of the village amenities.

**OFFERS OVER
£155,000**



- Oil central heating incorporating a stove in the living room.
- Wooden framed double glazed windows.
- Spacious living room with alcove and display unit.
- Large kitchen with dining area.
- Master bedroom with stylish en-suite.
- Bathroom and bedrooms 2 & 3 on first floor.
- Large enclosed rear garden mostly to lawn.
- Spacious garage with w.c. and plumbing for washing machine.
- Off street parking in front of garage.



BEDROOM 2

LOCATION

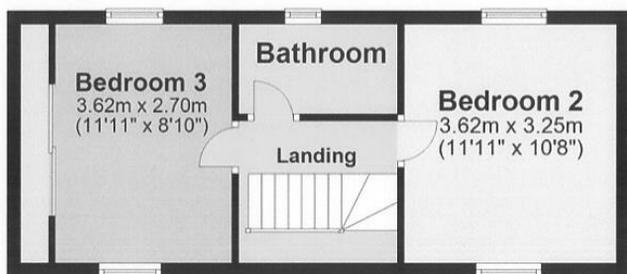
Eloner is situated in the picturesque village of St Margaret's Hope. There is a regular bus service to and from the County town of Kirkwall which lies approximately 15 miles away.

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.



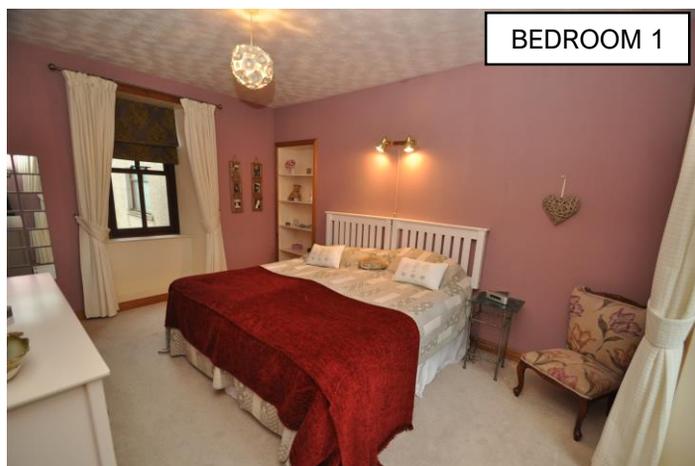
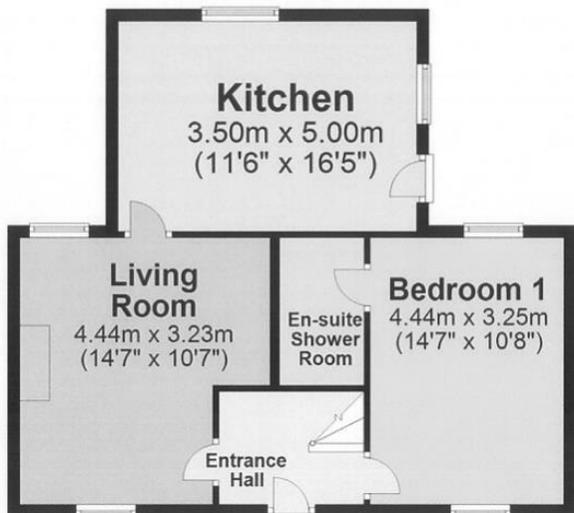
First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Ground Floor

Approx. 58.0 sq. metres (624.0 sq. feet)

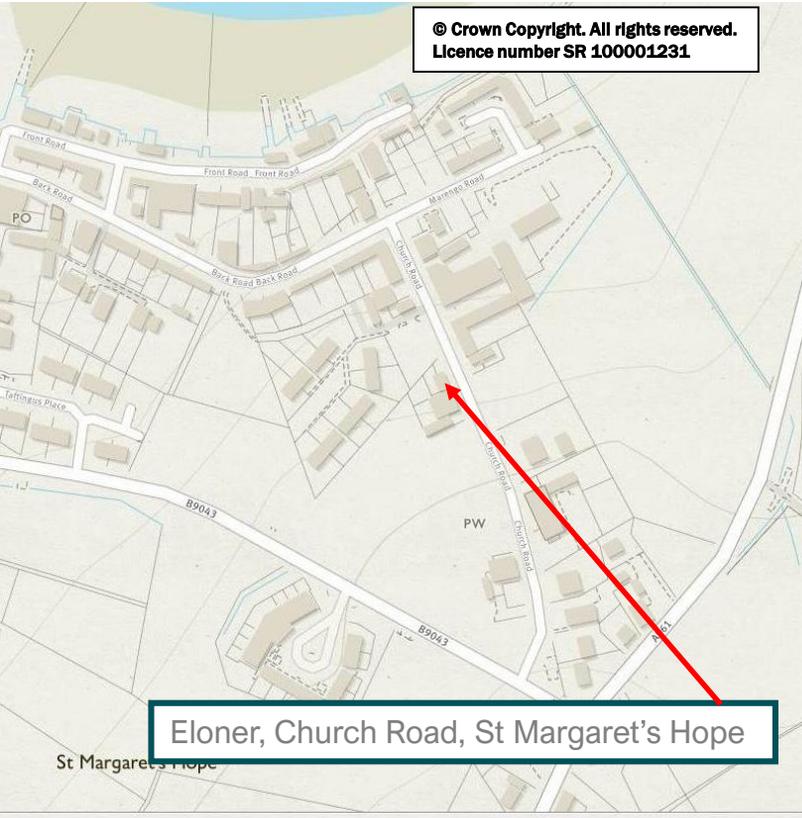


BEDROOM 1



EN-SUITE

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SERVICES - Mains services. Telephone.

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 blinds are included in the sale price.

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

PRICE - Offers over £155,000

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

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EJT

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.