



## 3 Palace Gardens, Birsay, KW17 2LL

Well presented semi-detached 3 bedroom bungalow situated close to historic Earls Palace and only a short walk to the Brough of Birsay. There are UPVC framed double glazed windows and air to water under floor central heating. The open plan living room is bright and spacious and the kitchen is modern. To the front is lawn along with parking and a small area of lawn to the rear.

**OFFERS OVER  
£150,000**

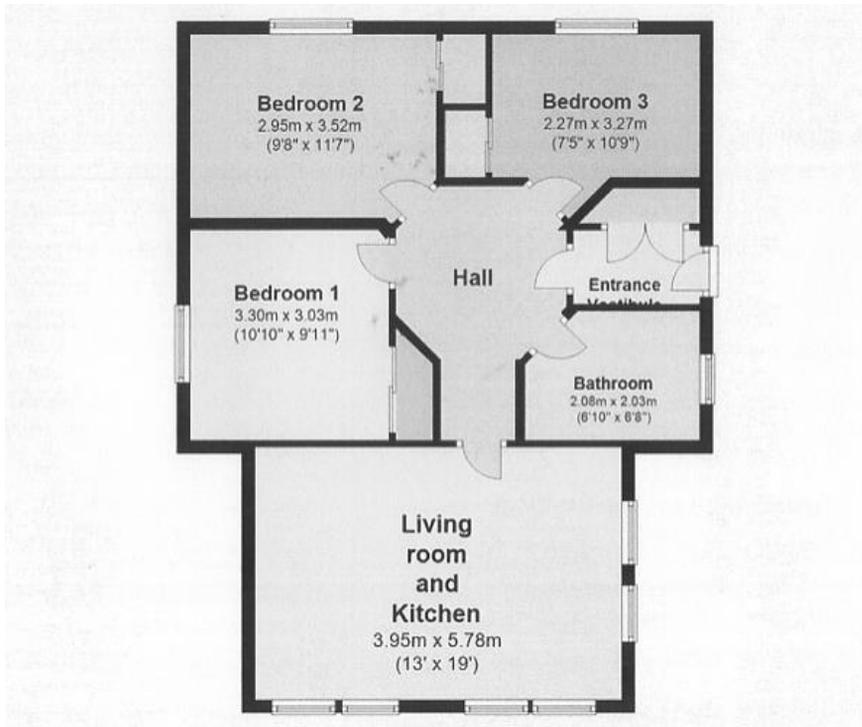


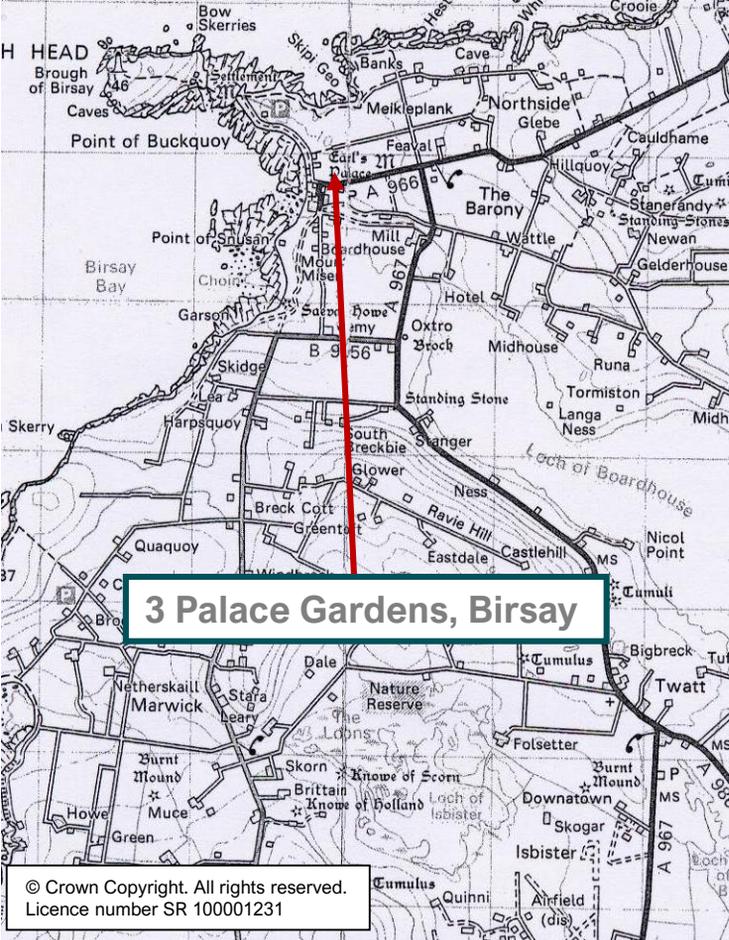
- Well presented modern 3 bedroom bungalow.
- UPVC framed double glazed windows.
- Air to water under floor central heating.
- Bright and spacious open plan living room and kitchen.
- Only a short walk from the shore and the Brough of Birsay.
- Lawn to the front and to the rear there is parking and a small area of lawn.
- Views of the Brough of Birsay from rear garden.



## LOCATION

Situated in Birsay close to the historic Earls Palace local amenities include a general store and there are school buses to the Dounby Primary School and Stromness Academy. There is also a bus service to and from Kirkwall and the village of Dounby is near by which also has local amenities.





**SERVICES** – Mains

**COUNCIL TAX BAND** - Band C. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** – Offers over £150,000.

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

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**AJB**

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.