



1 Smithfield Cottage, Dounby, KW17 2HT

1 Smithfield Cottage is a well-presented 3 bedroom dwellinghouse situated in the heart of Dounby village. The property stands in good decorative order and benefits from both a solid fuel stove in the living room and air source heating.

Garden ground to the side and parking to the front.

**OFFERS IN THE
REGION OF
£160,000**

**£5,000 LESS THAN
HOME REPORT
VALUATION**



- Modern air source heating.
- Solid fuel stove in living room heats radiators on the first floor.
- UPVC framed double glazed windows.
- Modern fitted kitchen with room for a table and chairs.
- Shower room.
- Bedrooms 1 and 3 both have a large built-in wardrobe.
- Garden with lawn, trees and bushes to side.
- Parking to front.

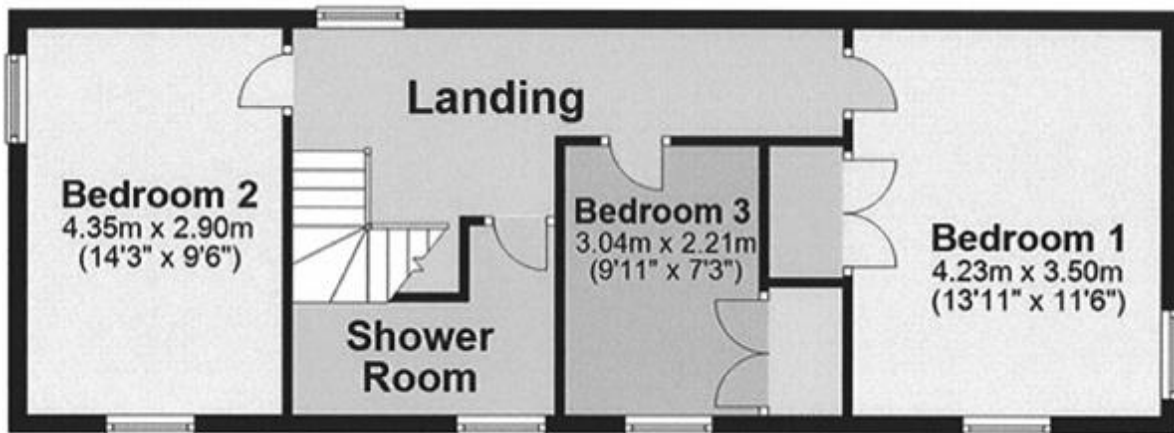


LOCATION

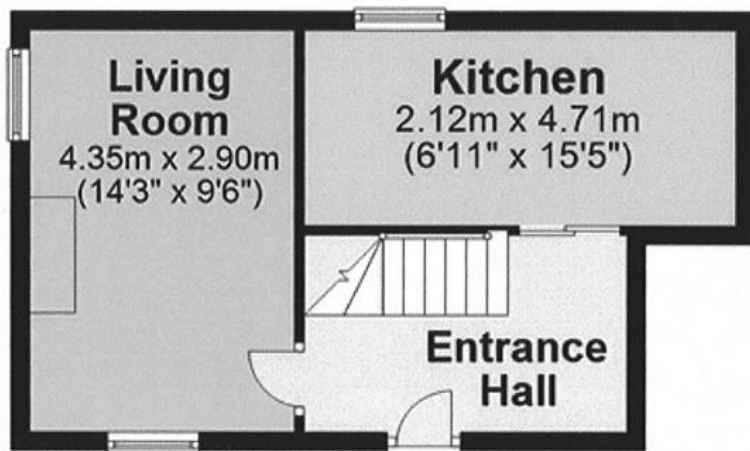
1 Smithfield Cottage lies in the heart of the village within walking distance of the school, hotel, supermarket and post office.



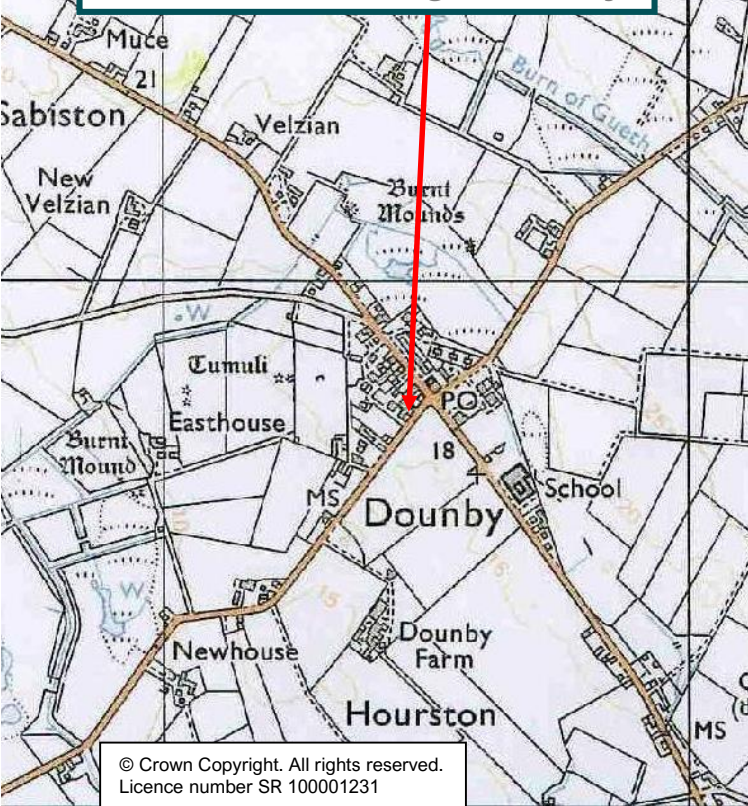
FIRST FLOOR



GROUND FLOOR



1 Smithfield Cottage, Dounby



BEDROOM 1



BEDROOM 2



BEDROOM 3



SERVICES – Mains services.

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 D.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings, blinds and the cooker are included in the sale price.

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

PRICE – Offers in the region of £160,000 - **£5,000 less than Home Report valuation.**

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

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EJP

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.