



Meerblick, Holm, KW17 2SB

This modern 4 bedroom bungalow with integral garage was designed to capture the natural light and the beautiful sea views and is very energy efficient. There are solar panels and a wood pellet boiler. Outside is a stone chipped parking area and a summer house. The garden is mainly to grass with an area of decking and patio.

**OFFERS OVER
£365,000**

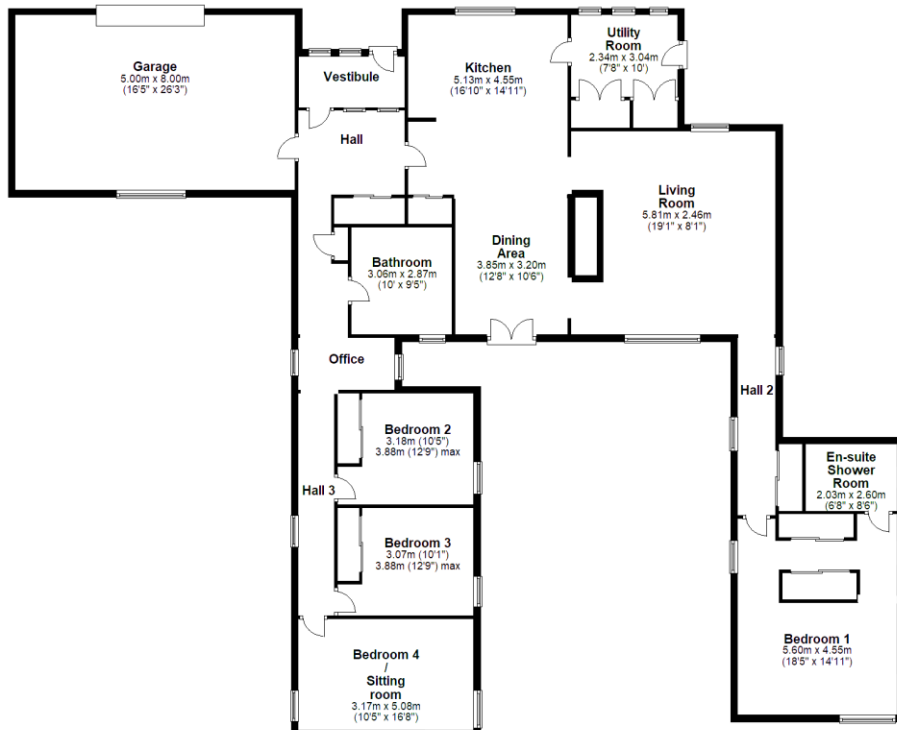


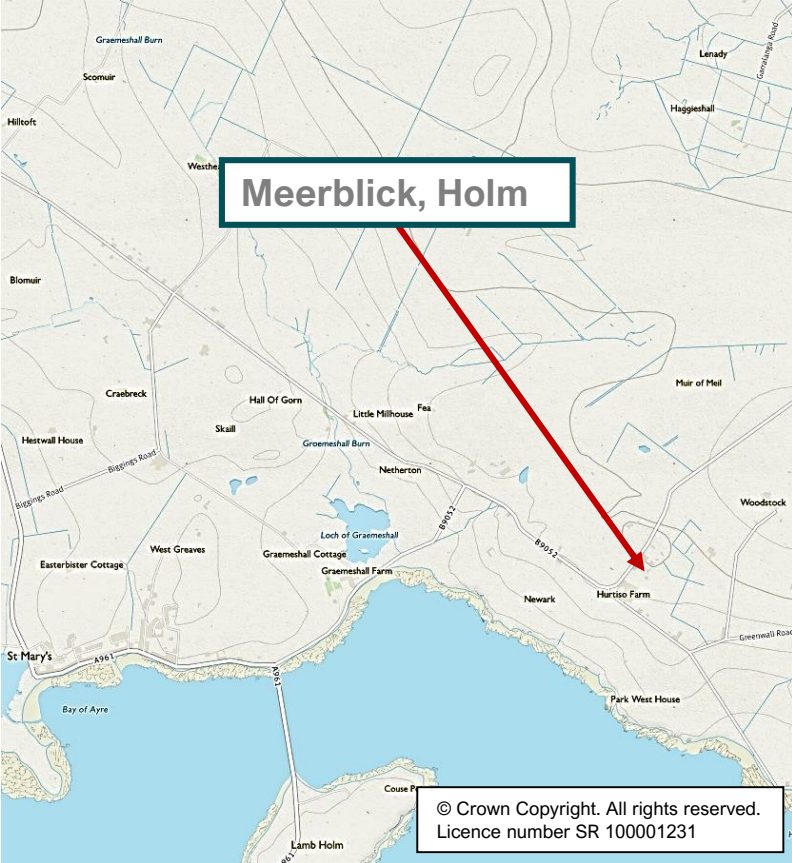
- Solar panels heat domestic hot water.
- Wood pellet boiler feeds under floor heating.
- Heating system benefits from Renewable Heat Incentive payments – the first of 28 quarterly payments of £269.69 were received in Sept 2015 and the new owners may be eligible to claim these payments for the remaining period.
- High standard of accommodation.
- Very energy efficient.
- Excellent decorative order.
- Integral garage, driveway, stone chip covered parking area, summer house, garden mainly to grass, area of decking and patio.



LOCATION

Meerblick is located in Holm with beautiful views over Scapa Flow and towards the Churchill Barriers. The village of St Mary's is close by and Kirkwall is only a ten minute drive away.





Meerblick, Holm

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SERVICES – Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND - Band E. 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 B

ENTRY – By arrangement.

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

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

PRICE – Offers over £365,000.

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

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ETCN

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.