



## 4 Market Green, Dounby, KW17 2HU

4 Market Green is a 3 bedroom semi-detached dwellinghouse enjoying an open outlook to the rear. The property has recently been decorated and a Nobilia kitchen installed.

There is a large garden extending to the front, side and rear of the house. Local amenities very close by.

**OFFERS OVER  
£115,000**



- UPVC framed double glazed windows.
- Oil central heating system.
- Spacious livingroom.
- Modern Nobilia kitchen with space for a dining table.
- Toilet on ground floor.
- Shower room on first floor.
- 3 bedrooms on first floor.
- Freshly decorated.
- Garden shed.
- Large garden.



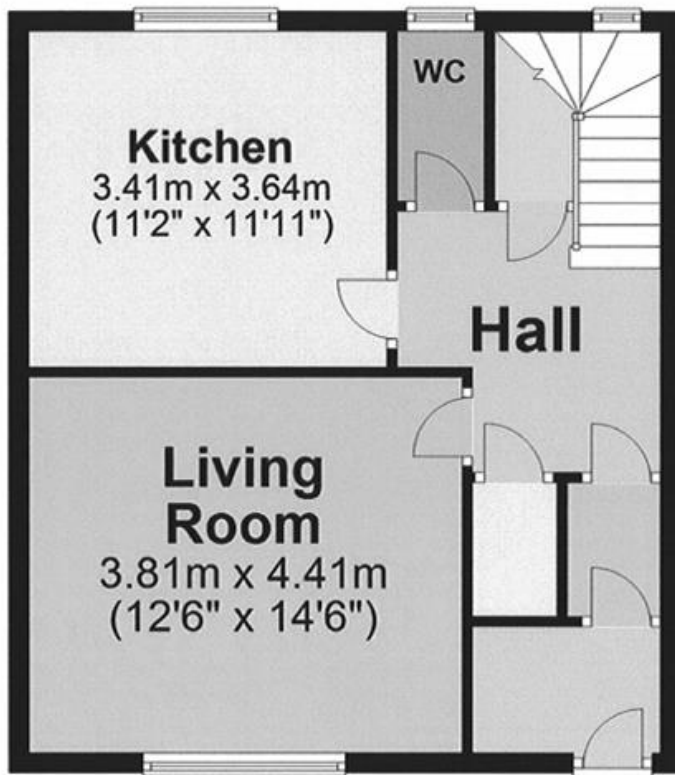
## LOCATION

4 Market Green is situated in the village of Dounby where there is a primary school, hotel, supermarket, post office, butcher and chemist.

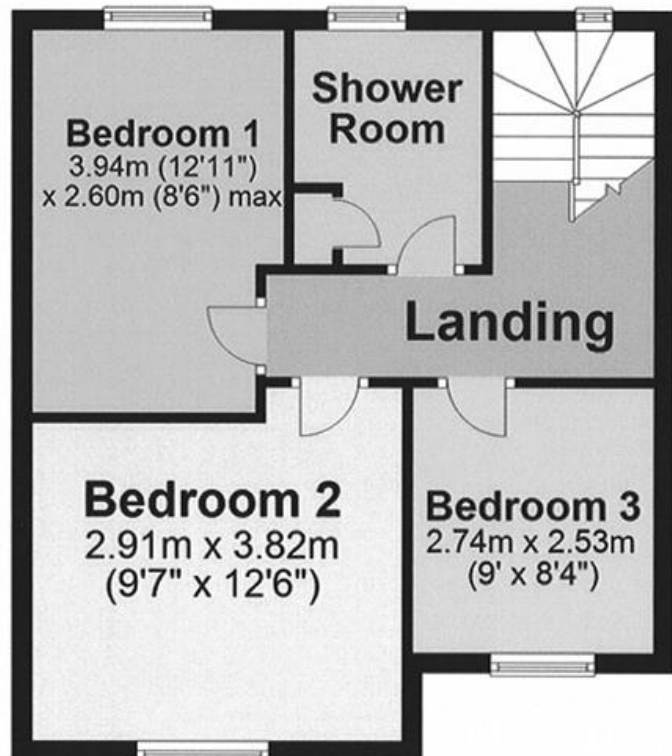




## GROUND FLOOR

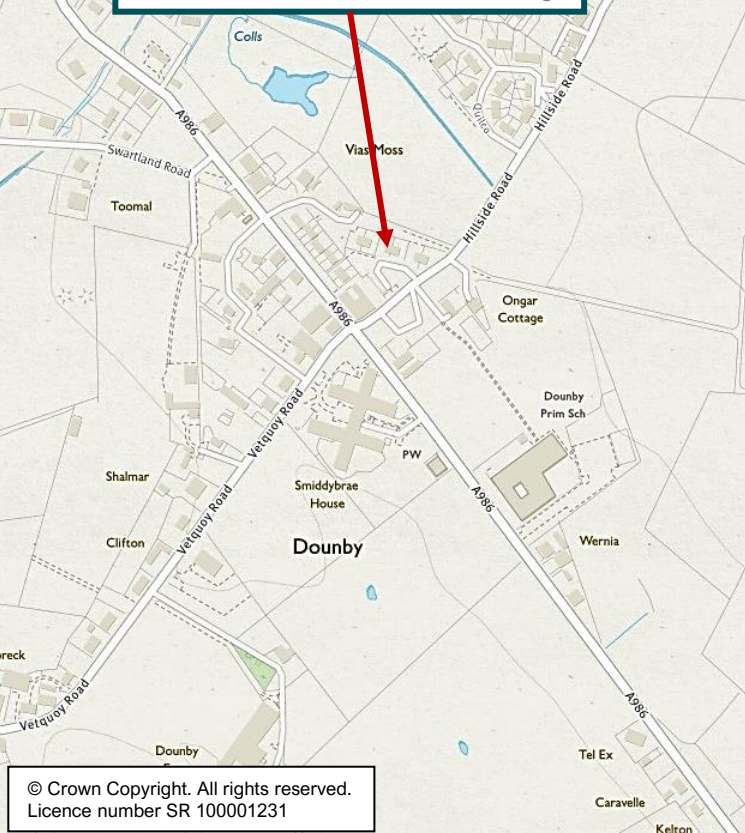


## FIRST FLOOR





## 4 Market Green, Dounby



### BEDROOM 1



### BEDROOM 2



### BEDROOM 3



**SERVICES** – Mains services. Telephone.

**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 D.

**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 £115,000

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.