



Kingsdale Lodge, extending to 1.5 acres or thereby,
Grimbister Firth, KW15 1TT

OFFERS OVER £310,000





Kingsdale Lodge is a spacious 4-bedroom bungalow set in 1.5 acres or thereby. The attractive dwelling has 3 public rooms together with 2 sunrooms and an integral double garage. The large garden includes decking, patio, lawn and mature trees.

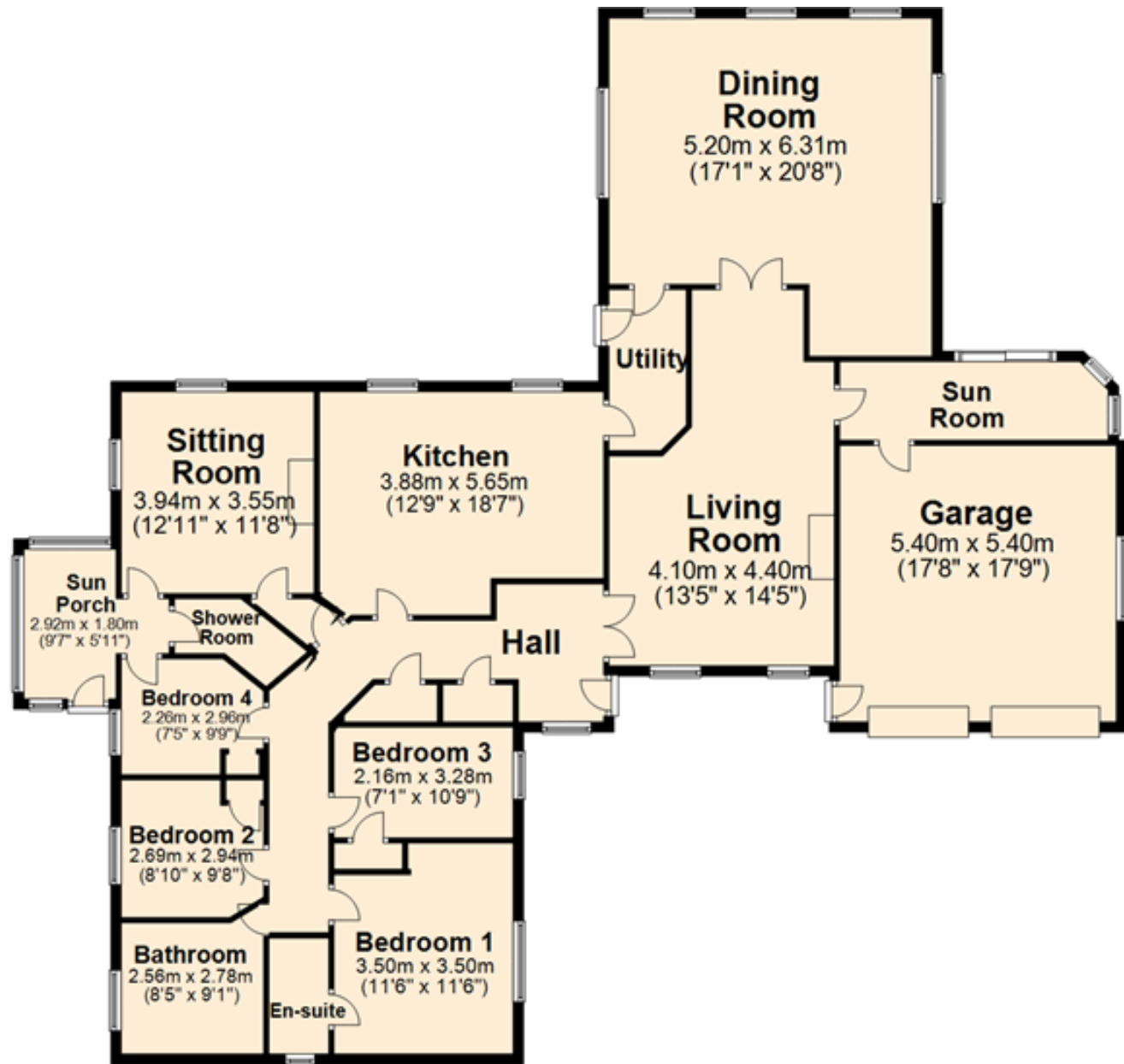
Kingsdale Lodge enjoys views over farmland to the sea.

- Air to water central heating.
- Wood framed double-glazed windows.
- Spacious living room with solid fuel stove.
- Large triple aspect dining room with 5 windows and deep alcove.
- Dual aspect sitting room with fireplace.
- Sun-porch and sunroom.
- Large kitchen with space for breakfast table, integrated gas hob, Bosch oven and plumbing for a dishwasher.
- Utility room with integrated eye-level oven and plumbing for a washing machine.
- Bathroom with 4-piece suite including a corner bath.
- Shower room.
- Bedrooms 1 & 2 have a built-in wardrobe.
- Garden includes decking, patio, pond, wild grass area and mature trees.

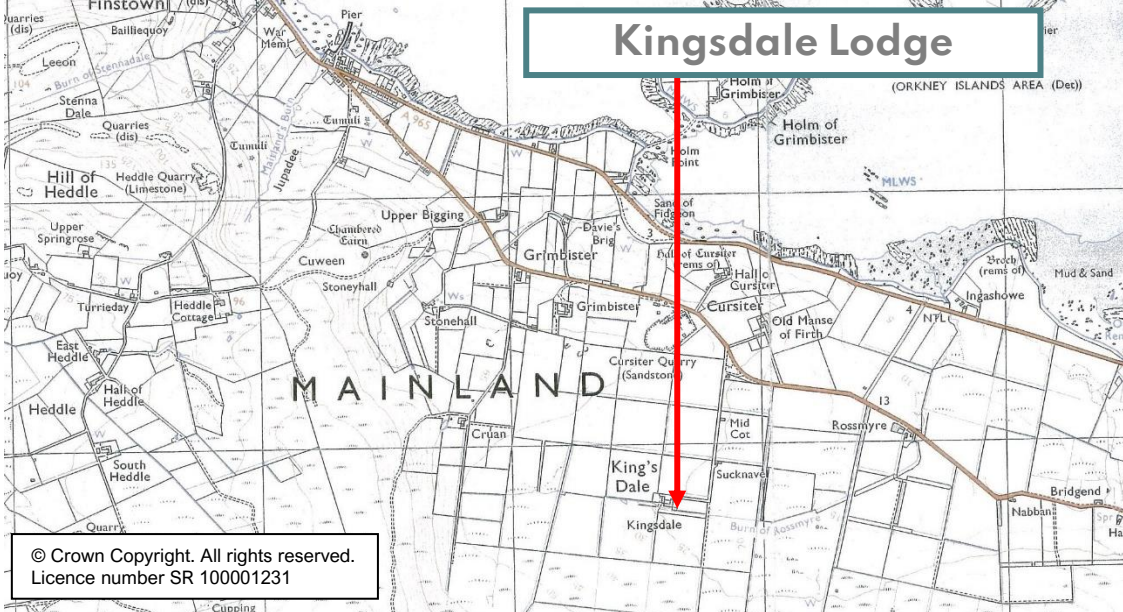
LOCATION

Kingsdale Lodge is situated a short drive from Finstown village where there is a primary school, shop and garage and 5 miles, approximately, from Kirkwall.









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

COUNCIL TAX BAND – Band E. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

FIXTURES & FITTINGS – All floor coverings are included in the sale price. The tumble dryer, washing machine, dishwasher and fridge/freezer are available by separate negotiation.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

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

PRICE – Offers Over £310,000

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

Lows Solicitors – Estate Agents
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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.