

**FINTRAY, KETTLETOFT,  
SANDAY, KW17 2BJ  
FIXED PRICE £75,000**



**This 4 bedroom semi-detached dwellinghouse enjoys a waterfront position on the outskirts of Kettletoft. The spacious property has UPVC framed double glazed windows and electric heating.**

**The living room has laminate flooring and the kitchen has room for a dining table. There is an electric shower over the bath. Bedroom 1 has a storage heater and the remaining bedrooms have panel heaters.**

**The garage adjoins the house and has an internal door into the kitchen.**

**There is a shared garden with grass and drying area.**

**Living room • Kitchen • Bathroom • 4 Bedrooms**

**Garage • Shared garden**

## ACCOMMODATION

VESTIBULE - 1.55m x 1.34m

LIVING ROOM - 3.55m x 3.44m + 1.84m x 0.77m

KITCHEN - 4.27m x 3.03m

HALL - 1.68m x 0.9m

BATHROOM - 2.27m x 1.67m

BEDROOM 1 - 4.28m x 3.07m

REAR HALL - 2.4m x 0.98m

BEDROOM 2 - 3.52m x 3m

BEDROOM 3 - 3.52m x 3m

BEDROOM 4 - 2.42m x 2.31m

GARAGE - 4m x 4m approx.



SERVICES - Mains services.

**COUNCIL TAX BAND** - Band A. 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 E

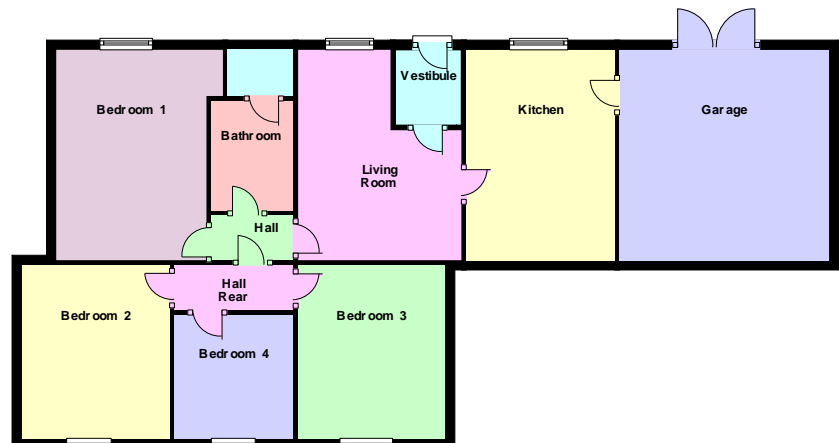
**ENTRY** - Early entry available.

**FIXTURES & FITTINGS** - All floor coverings are included in the sale price.

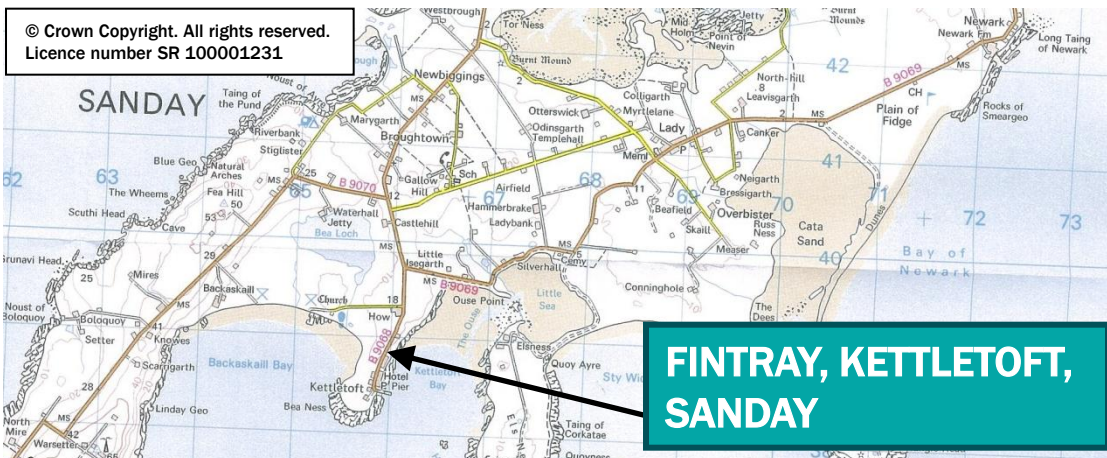
**VIEWING** - For an appointment to view please contact Lows Property Shop.

**PRICE** - FIXED PRICE  
£75,000

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



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SANDAY**

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.

ETCN

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