

LOCH VIEW, TANKERNESS, KW17 2QS OFFERS OVER £125,000



Loch View is a modern 2 bedroom log cabin enjoying beautiful views over the Loch of Tankerness and surrounding farmland.

The attractive dwellinghouse stands in good decorative order and benefits from modern insulation. There are triple glazed windows and air to water central heating with radiators in most rooms.

The spacious living room has a large window to enjoy the beautiful view and a solid fuel stove sitting on a tiled hearth. A door leads out onto the decking.

The kitchen is off the living room and has modern fitted base and wall cupboards incorporating a gas hob, cooker hood and double oven together with space for an upright fridge/freezer.

The utility room houses the central heating system together with plumbing for a washing machine. The shower room has a wet room style floor and heated towel rail. The bedrooms both have a radiator.

The sheltered decking overlooks the rear garden with the loch and farmland in the distance. To the front of the house is room to park several cars and to the side is a shed with mains electricity.



ACCOMMODATION

HALL -
3.53m x 1.55m
+ 2.27m x 1m

LIVING ROOM -
5.55m x 3.7m

KITCHEN -
2.4m x 2.2m

UTILITY ROOM -
2.15m x 1.7m

SHOWER ROOM -
2.15m x 1.68m

BEDROOM 1 -
3.27m x 2.65m

BEDROOM 2 -
2.65m x 2.44m

OUTSIDE

SHED -
4.5m x 3.75m
(approx.)

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

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 C

ENTRY - By arrangement.

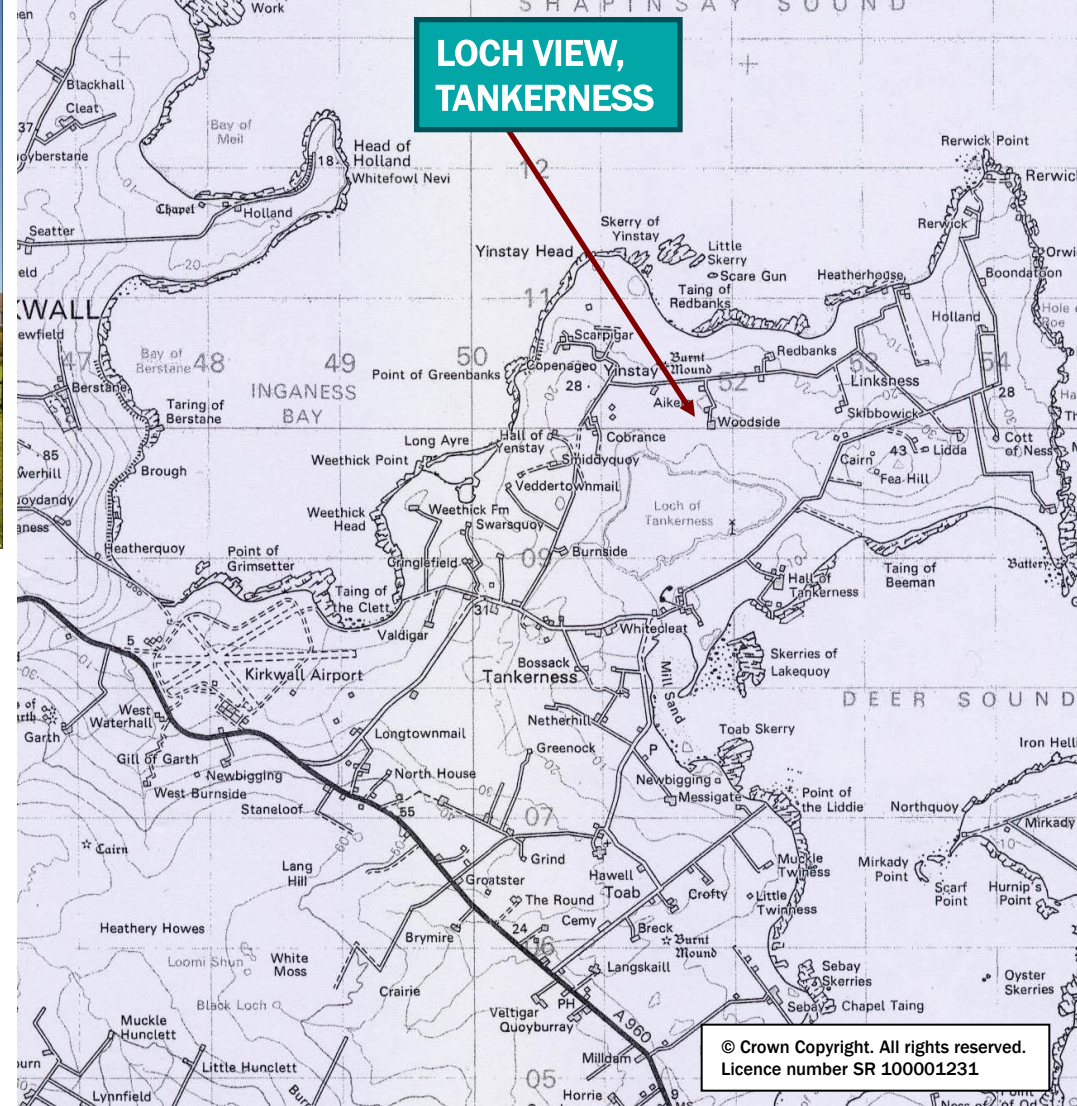
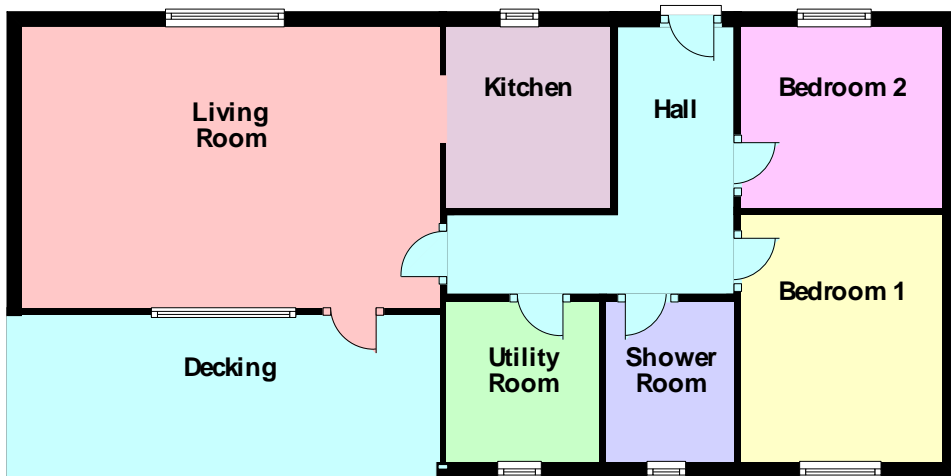
FIXTURES AND FITTINGS - All floor coverings are included in the sale price.

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

PRICE - Offers over £125,000

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





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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.

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