



**Erracht,  
Holm, KW17 2RZ**

**OFFERS OVER £195,000  
(£15,000 less than home report valuation)**



Erracht is a spacious 2 bedroom bungalow, set in a large garden, offering beautiful views across Scapa Flow with the Hoy hills in the distance.

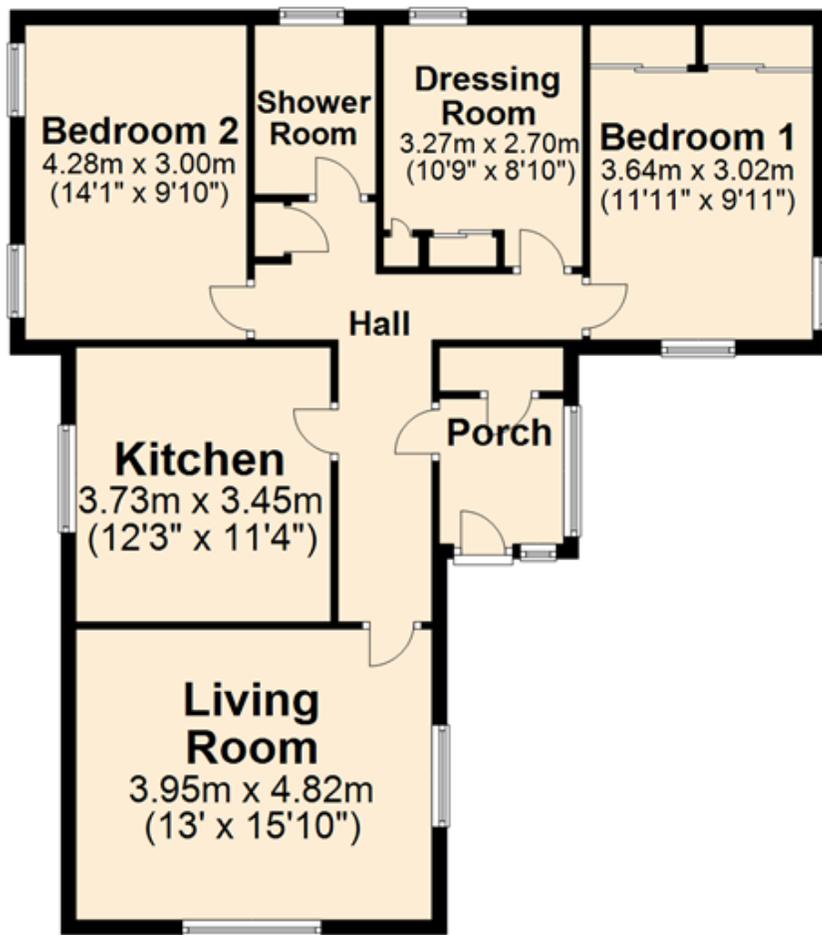
The attractive property has a large, dual aspect living room and a generously sized kitchen with dining area. There is also a shower room and a dressing room with w.c. The enclosed garden has lawn, drying area, bushes and shrubs. The garage/workshop has lights and power points.

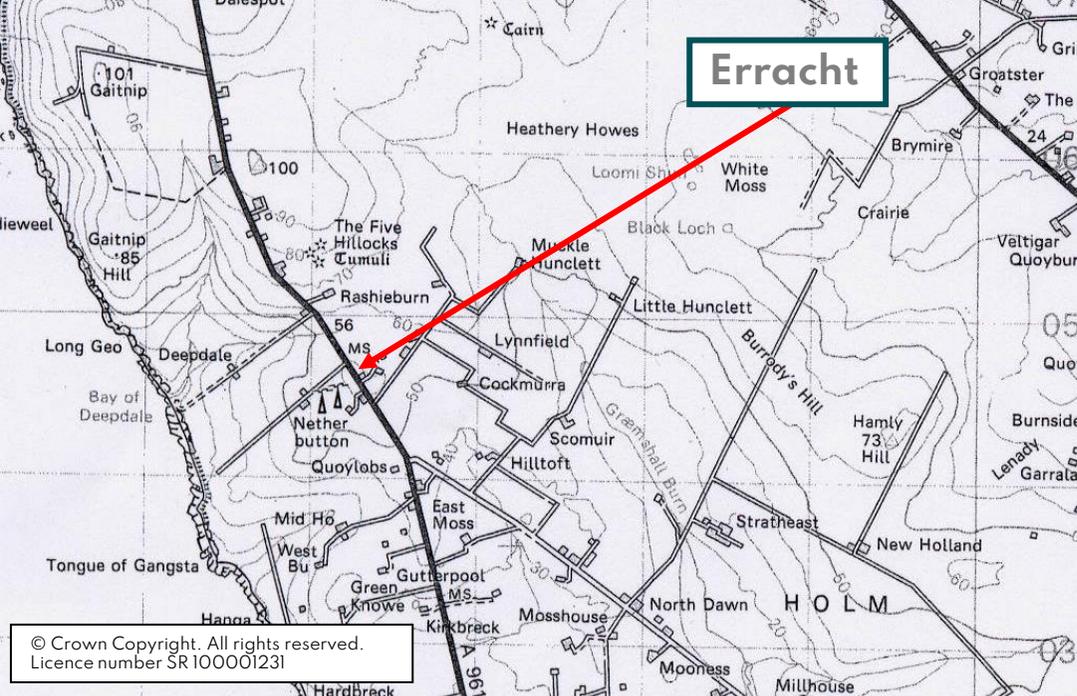
- Mostly uPVC framed double glazed windows.
- Electric underfloor central heating.
- Large dual aspect living room.
- Kitchen with plumbing for a washing machine and dining area.
- Shower room with electric shower.
- 2 double bedrooms - one with 2 built-in wardrobes and the other with a wash hand basin.
- Dressing room with fitted wardrobe and w.c.
- Enclosed garden and garage/workshop.

## LOCATION

Erracht is situated approximately 5 miles from Kirkwall and lies on the Kirkwall - St. Margaret's Hope bus route.







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

**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 E.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings and blinds are included in the sale price.

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

**PRICE** – Offers Over £195,000.

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

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W:  
[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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**CMS**

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.