



Skogurvik,
Evie, KW17 2PQ

OFFERS OVER £150,000
(Now £15,000 below home report valuation)



Skogurvik is a spacious 2 bedroom dwelling house enjoying sea views.

The property benefits from electric storage heaters and has velux and uPVC framed double glazed windows.

The living room has a large window and the staircase to the first floor. The kitchen benefits from a dining area together with fitted and built-in cupboards.

The bathroom includes a 3 piece suite with a shower over the bath. There is storage on both floors.

- Electric storage heaters.
- Velux and uPVC framed double-glazed windows.
- Spacious living room with staircase to first floor
- Large kitchen with dining area.
- Bathroom with shower over bath.
- Bedroom 1, with en-suite toilet, on first floor together with storage space.
- Bedroom 2 on ground floor.
- Parking immediately in front of house.

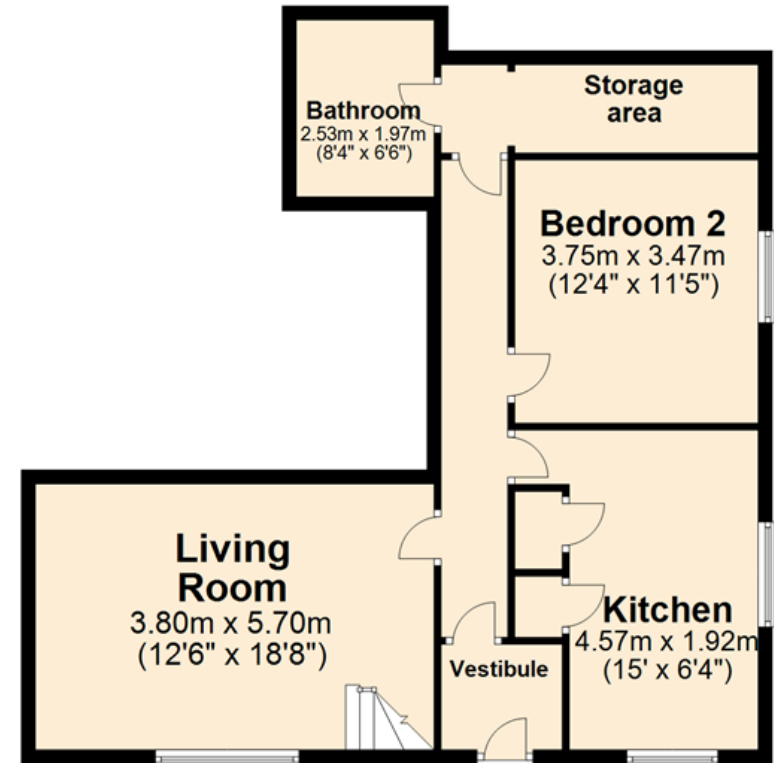
LOCATION

Skogurvik is situated approximately 1 mile from the Evie primary school and 2 miles from the local shop. Kirkwall is approximately 13 miles away.

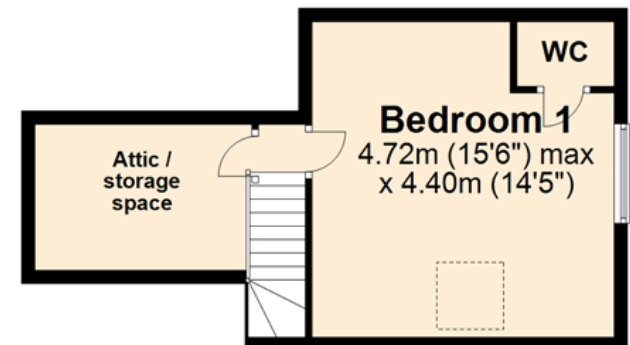


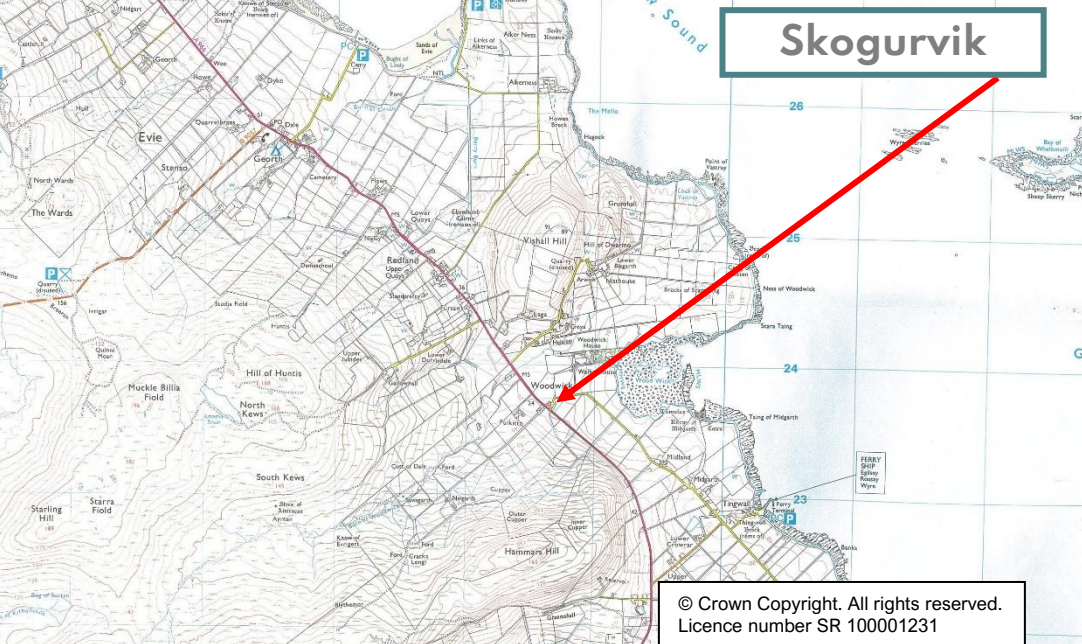


Ground Floor



First Floor





SERVICES – Mains Water and electricity. Private septic tank.

COUNCIL TAX BAND – Band A. 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.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

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

PRICE – Offers Over £150,000

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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T: 01856 873151 F: 01856 875450
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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.