



**5 Market Green,
Dounby, KW17 2HU**

OFFERS OVER £150,000



5 Market Green is a well presented 3 bedroom semi-detached dwelling with a large garden and open outlook.

The property has been renovated and features a new modern kitchen and neutral décor throughout.

This may especially appeal to first time buyers or young families.

- Air to air source heating.
- UPVC framed double glazed windows.
- Spacious living room with large window.
- Modern kitchen/diner with integral appliances and space for dining table and chairs.
- WC on ground floor.
- Bedroom 1 and bedroom 3 both have built in wardrobes.
- Bedroom 2 looks over rear garden.
- Shower room on first floor.
- Mature garden to lawn with plants, bushes and trees.
- 2 garden sheds.

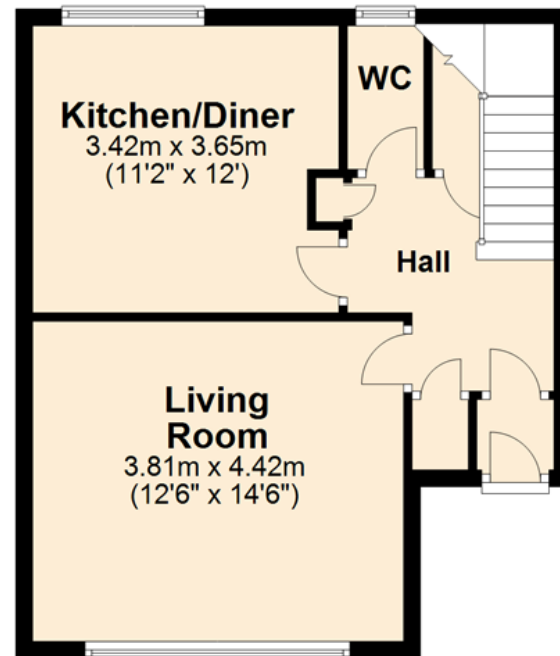
LOCATION

5 Market Green is situated in the village of Dounby where local amenities include a primary school, post office, butcher, doctor's surgery, hotel and supermarket.

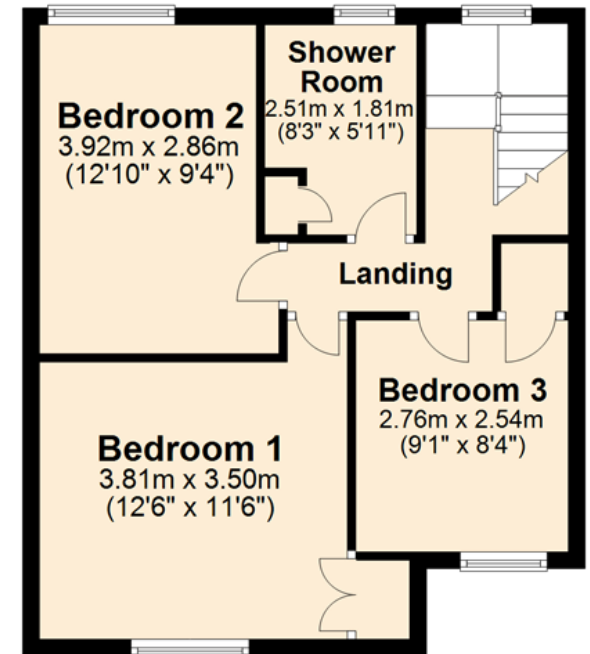


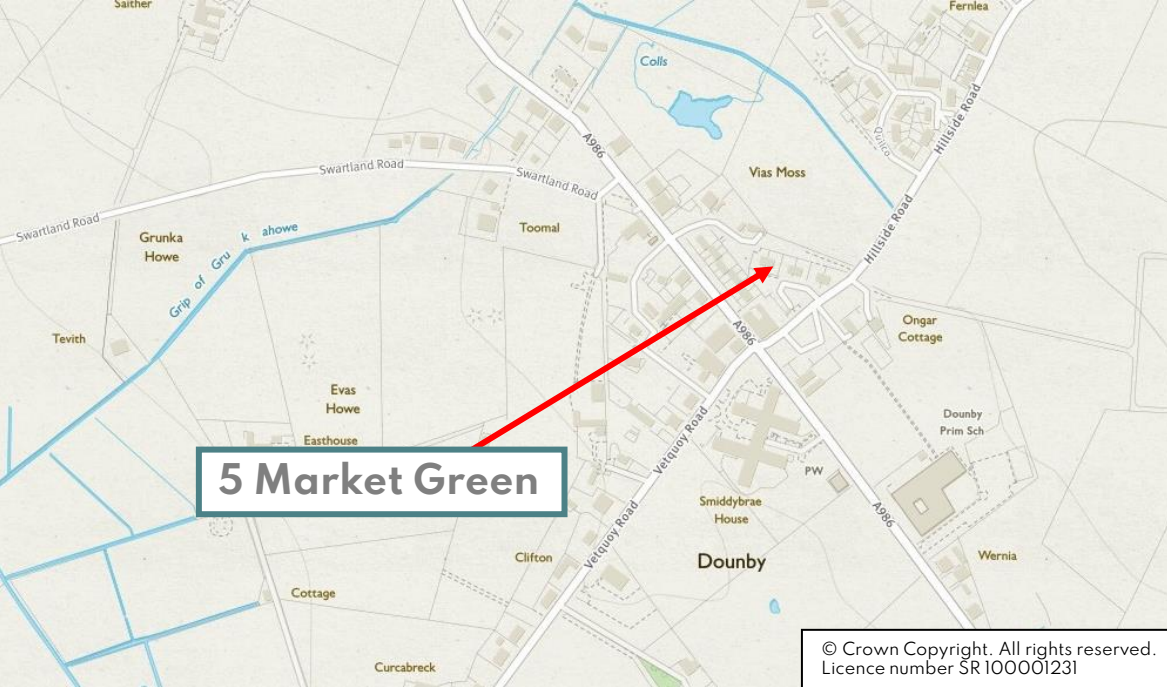


GROUND FLOOR



FIRST FLOOR





SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band B. 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.

ENERGY PERFORMANCE RATING – Band D.

FIXTURES AND FITTINGS – All floor coverings, curtains, blinds, Blomberg washing machine and 2 garden sheds are included in the sale price.

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.

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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.