



Troynhead, extending to 1.68 acres or thereby,
Shapinsay, KW17 2DY

OFFERS OVER £185,000



LOWS



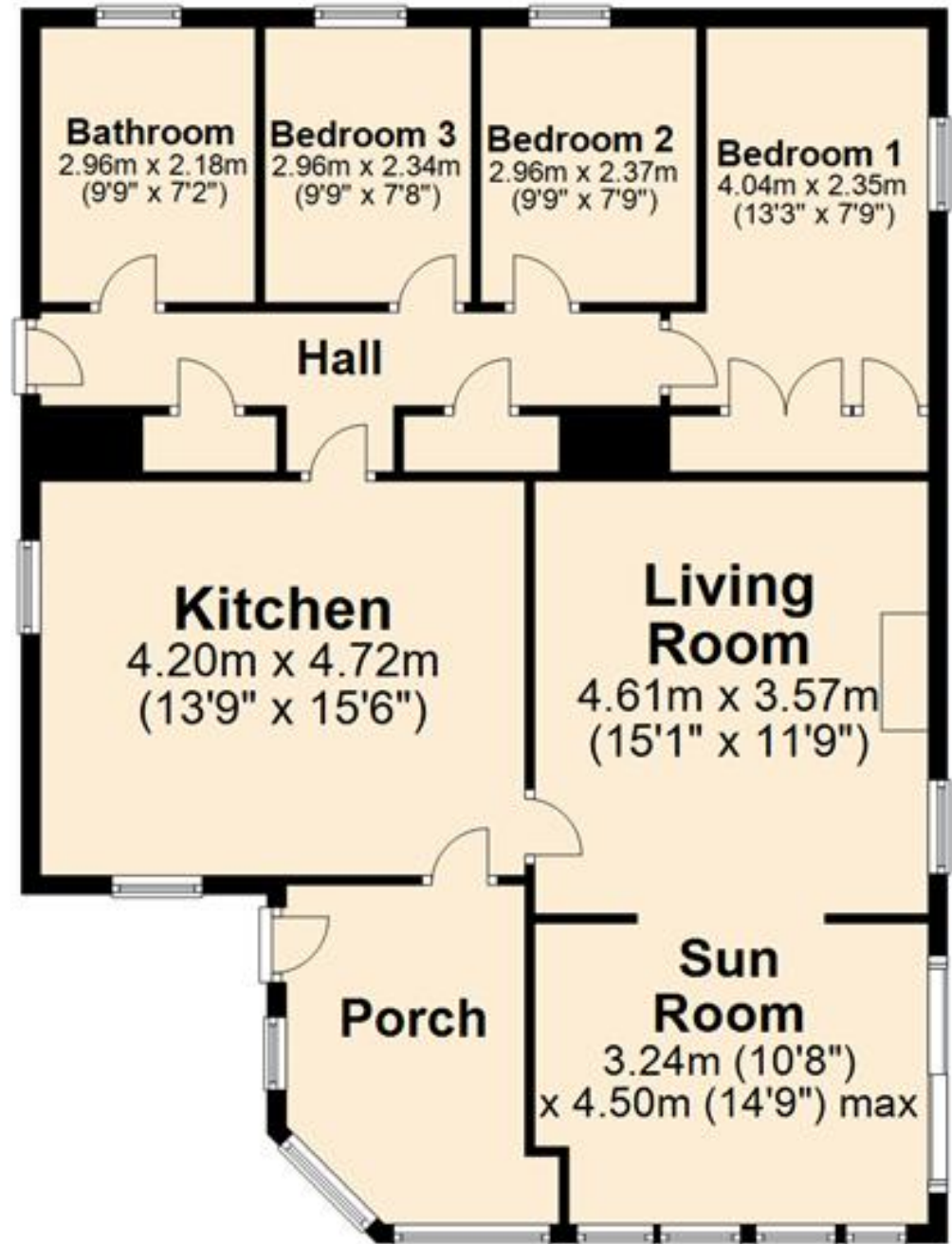
Troyhead is a well-presented 3 bedroom detached bungalow set in a large garden extending to 1.68 acres (0.68Ha) or thereby. The attractive property enjoys views across the surrounding farmland with the sea in the distance. There is planning consent to site 2 pods in the garden which may appeal to those looking to offer holiday accommodation. The accommodation includes a living room, with multi-fuel stove, sunroom and spacious kitchen. The outbuildings include a garage/workshop, garage/store and a range of traditional stone buildings. The garden includes lawns, trees and pond.

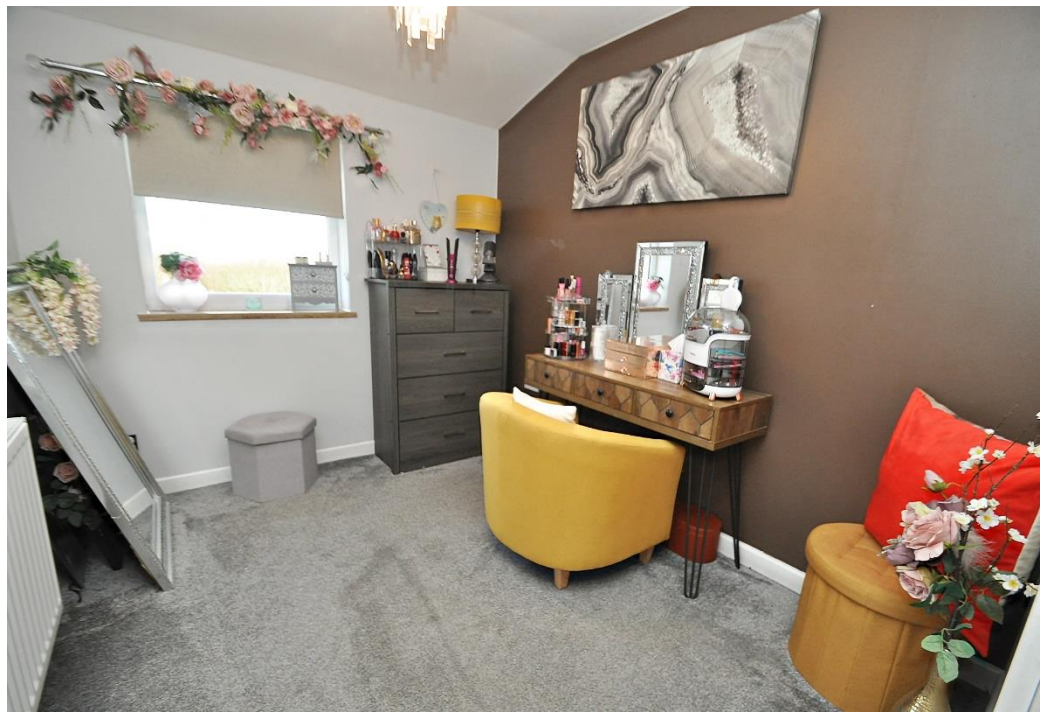
- Oil-fired central heating.
- uPVC framed double glazed windows.
- Multi-fuel stove in living room.
- Sunroom with patio doors onto decking.
- Large kitchen with dining area and integral appliances.
- Bathroom with bath and shower cubicle.
- Large built-in wardrobe in bedroom 1.
- Range of outbuildings.
- Pond, trees and lawn.
- Planning consent for 2 pods in garden.

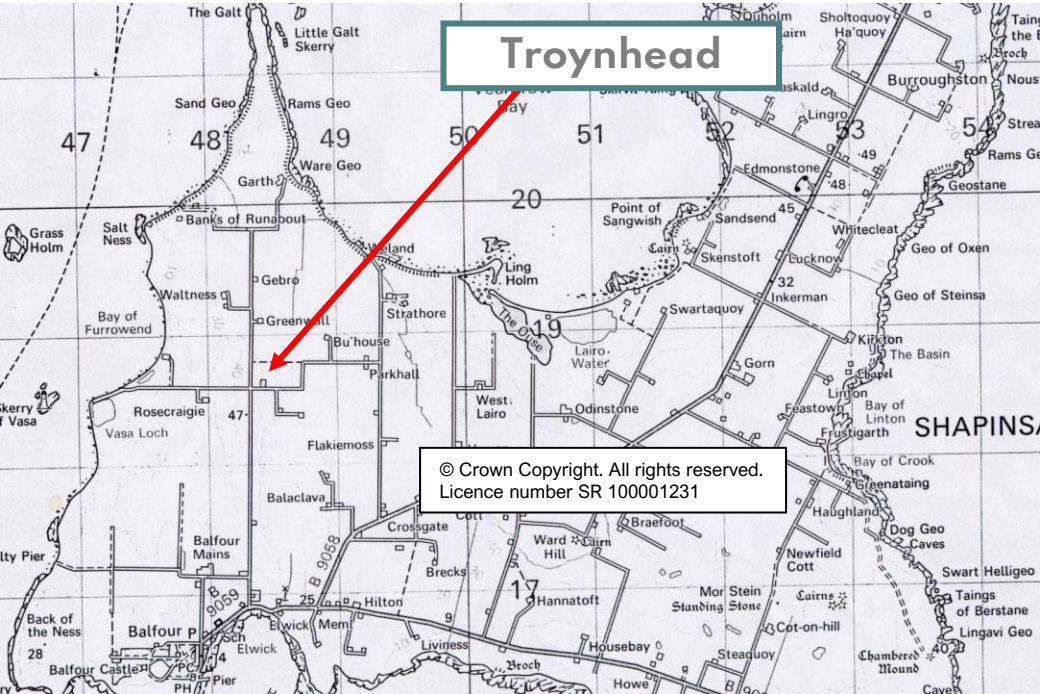
LOCATION

Troyhead is situated on the picturesque island of Shapinsay where there is a primary school, shop with post office and regular ferries to and from Kirkwall.









SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band C. 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.

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 £185,000

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

rightmove 
 find your happy

EJT

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.