



**Forst,**  
Palace, Birsay, KW17 2LX

**OFFERS OVER £125,000**



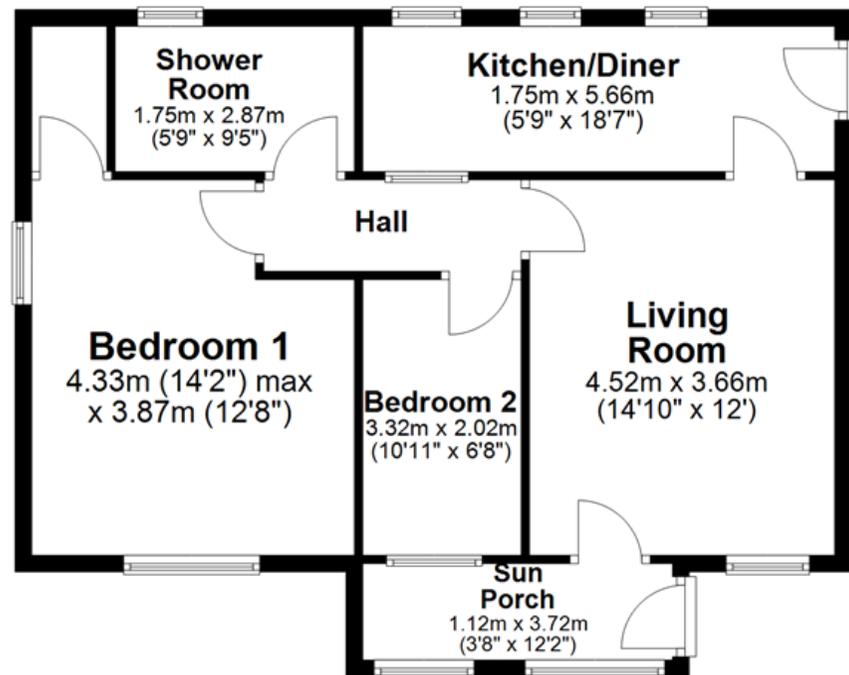
Forst is a 2 bedroom bungalow situated close to the 16<sup>th</sup> century Earl's Palace. The semi-detached dwelling has been tastefully extended to include a spacious second bedroom and sun porch. Outside there is an enclosed garden to lawn with a decked area, paved area and large shed.

- Recently upgraded oil central heating.
- UPVC framed double glazed windows.
- Spacious living room.
- Galley kitchen/diner with plumbing for washing machine and space for an upright fridge freezer.
- Sun porch with two windows.
- Shower room.
- Bedroom 1 has dual aspect and airing cupboard.
- Front garden with lawn and decking, rear garden with paving, borders and shed.

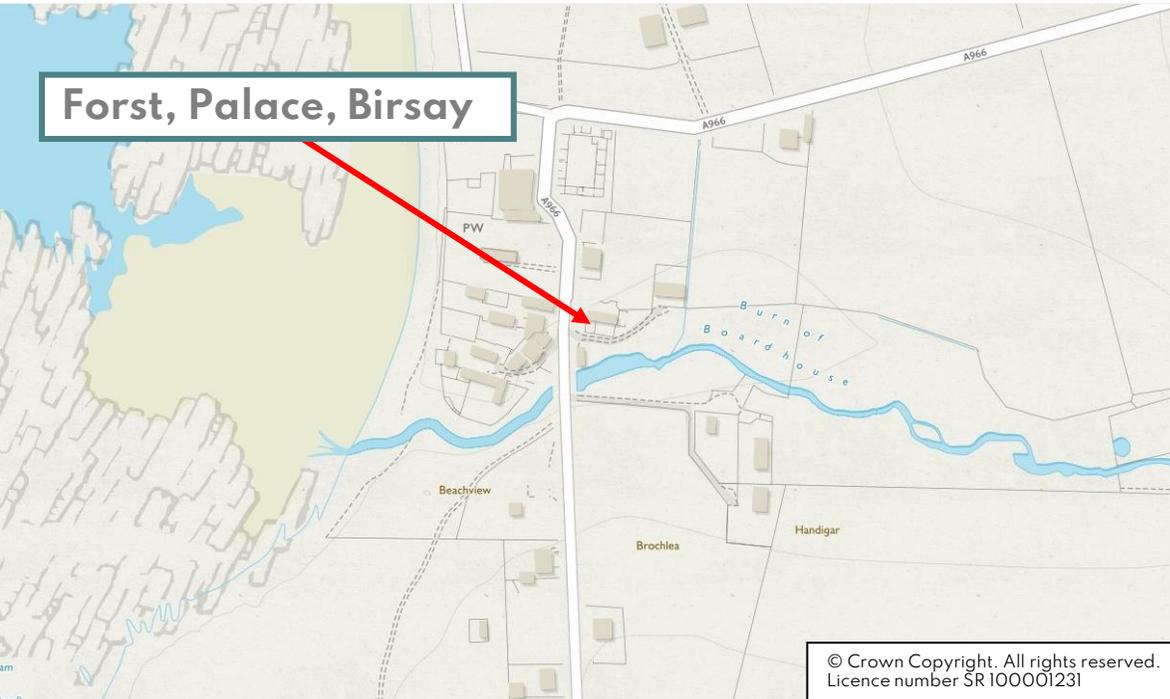
## LOCATION

Forst is located in the village of Palace which has a shop and a café. Further local amenities are in Dounby which is approximately 6 miles away and has a primary school, supermarket, butcher, hairdresser and post office.





## Forst, Palace, Birsay



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**SERVICES** – Mains water and electricity. Telephone. 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.

**ENERGY PERFORMANCE RATING** – Band E.

**FIXTURES AND FITTINGS** – All floor coverings, blinds, cooker and some curtains are included in the sale price.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £125,000.

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

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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.