



**Leirvoe, Front Road,  
St Margaret's Hope, KW17 2SL**

**OFFERS OVER £60,000**



Leirvoe is a spacious dwelling enjoying a beautiful waterfront location. The substantial property is marketed as a development opportunity and not a habitable home. There is no Home Report available, and it is not considered mortgageable. The contents of the property are included in the sale and several of the rooms are not easily accessed due to the scale of the contents. The property is being sold “as seen” and will not be cleared prior to entry.

It is understood that there is oil central heating, and the living room has a fireplace which may be sealed. The bathroom and bedroom 1 are currently inaccessible. To the front of the house there is a walled garden. There is a hole in the roof above bedroom 2 and this has led to water damage in the kitchen.

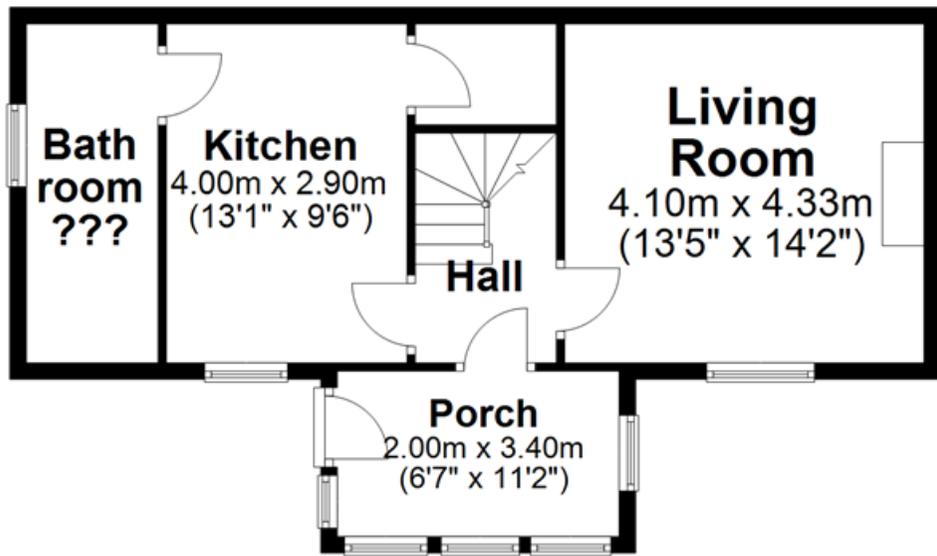
While the property has not been actively maintained in recent years, it presents an excellent opportunity for restoration and enhancement.

This property has immense potential and represents an exceptional prospect for those looking to transform a property in an enviable location.

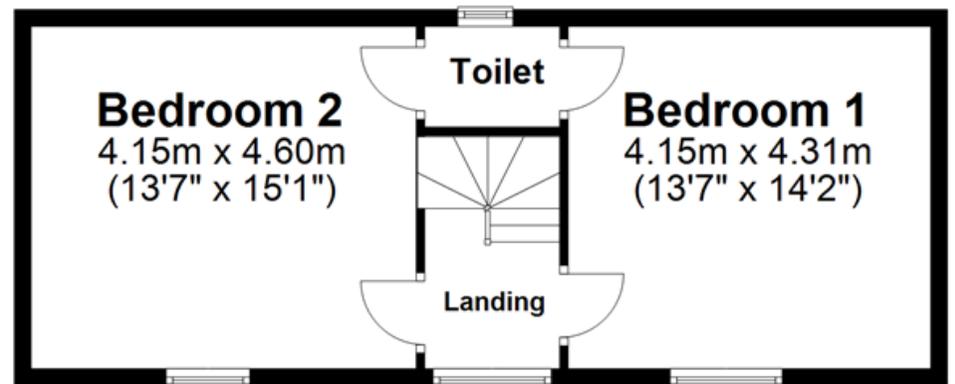
## **LOCATION**

Leirvoe is situated in St Margaret’s Hope Conservation area. The village amenities include a primary school, shops and hotels. There is also a 9-hole golf course and bowling green. There is a regular bus service to and from Kirkwall.





**GROUND FLOOR**



**FIRST FLOOR**



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**SERVICES** – Mains services.

**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.

**FIXTURES & FITTINGS** – The contents are included in the sale price.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £60,000

**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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**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.