



Millstone Cottage,
Marengo Road, St Margaret's Hope, KW17 2TD

OFFERS OVER £310,000





Millstone Cottage is a highly efficient 3 bedroom detached bungalow of Amvic (insulated concrete form) construction built in 2014.

The spacious property is well presented with neutral décor throughout, a modern kitchen/diner and shower room and provides the perfect space for a family or couple.

Outside there is a tarmac drive and a low maintenance garden with garden shed.

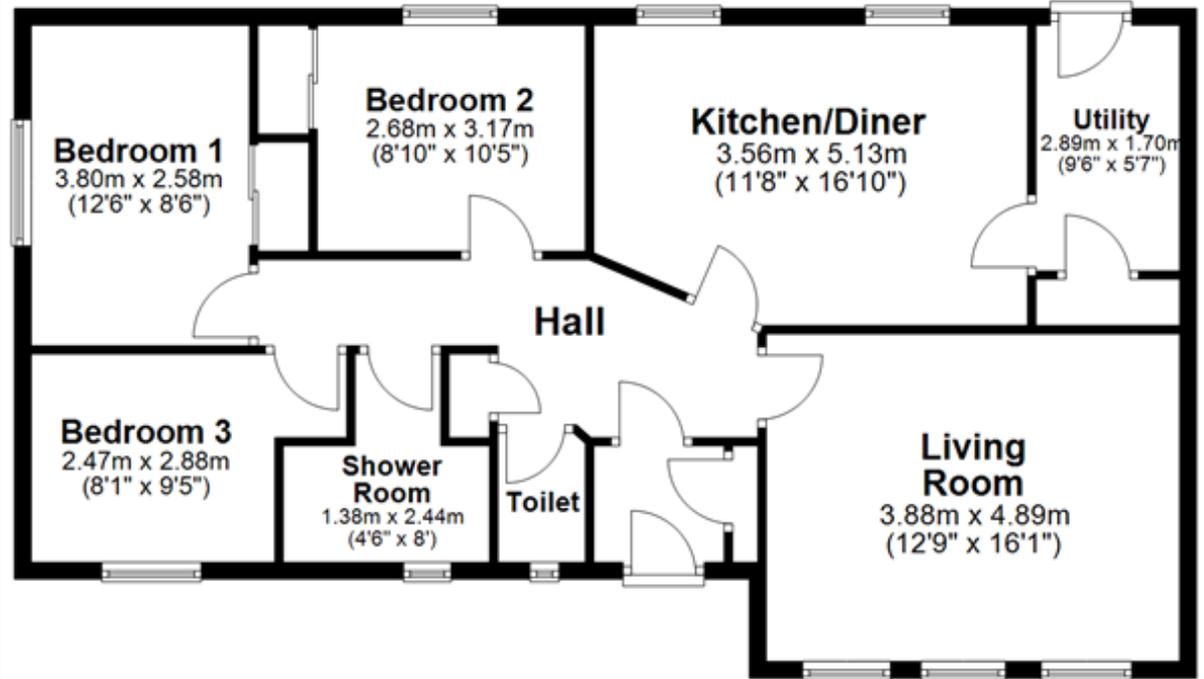
- Wood framed double glazing.
- Air to water under floor heating.
- Bright and spacious living room.
- Nobilia kitchen/diner with integrated appliances.
- Utility room with plumbing for washing machine and space for tumble dryer.
- Shower room with large shower cubicle and full wet wall panelling.
- WC.
- Bedrooms 1 and 2 have built in wardrobes.
- Tarmac drive.
- Low maintenance garden with patio areas, raised flower beds and drying line.
- Wooden garden shed with power and light.
- Outside tap.
- Sea views over the bay.

LOCATION

Millstone Cottage is located in the picturesque village of St Margaret's Hope where the local amenities include a primary school, shops, café, hotels and a 9-hole golf course. There is a daily bus service to and from Kirkwall.









SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band C. 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.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds and garden shed are included in the sale price.

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

PRICE – Offers Over £310,000.

Further enquires 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

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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.