



Orkney Property Centre

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Fairfield, Norseman Village, Rendall, KW17 2NY
Fixed Price - £140,000



Beautifully presented three bedroom detached bungalow with integral garage and garden. Situated in Norseman Village on the main bus route with open views to the rear over the surrounding countryside to the sea.

Accommodation comprises Kitchen/Diner, Living room, Utility room, three Bedrooms and Bathroom.



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Fairfield has upvc double glazed windows and wooden doors. New combi-boiler central heating.

Front vestibule leads into the spacious carpeted hallway with a large cupboard with hanging rail and shelving providing good storage. Telephone point. Two radiators.



Living room

4.85m x 4.23m (15ft 11" x 13ft 10")

The living room is well presented with neutral décor and feature wall. Welcoming focal point provided by the stone fireplace with electric fire. Good flow of natural light from the large window to the front of the property. Television point. Radiator.



Kitchen Diner

6.9m x 3.04m (22ft 8" x 10ft)

This well appointed kitchen is fitted with a stylish range of units at floor and eye level with integrated induction hob, cooker hood, oven, dishwasher, fridge and freezer. Worktops with tiled splashback and double Belfast style sink. Shelved pantry. Ample room for dining furniture with two windows to the rear enjoying the open views over the surrounding countryside to the sea. Two radiators.

Utility room

3.03m x 2.46m (9ft 11" x 8ft 1")

With tiled flooring, external rear door, window to the side and door to the garage which has lighting and an up and over door. Plumbed for a washing machine with ample room for additional white goods. Radiator.





Bedroom 1

2.87m x 2.87m (9ft 5" x 9ft 5")

Tastefully decorated double bedroom to the rear of the property with carpeting and feature wall. Built-in wardrobe with hanging rail and shelving providing storage. Radiator.

Bedroom 2

3.04m x 2.91m (10ft x 9ft 7")

Carpeted double bedroom with warm décor and window to the front of the property. Storage provided by the built-in wardrobe with hanging rail and shelf. Radiator.



Bedroom 3

2.98m x 2.92m (9ft 9" x 9ft 7")

Currently used as a study, this bedroom is carpeted with neutral décor and window to the front of the property. Telephone point. Radiator.

Bathroom

3.04m x 2.19m (10ft x 7ft 2")

Newly fitted bathroom fitted with a three piece white suite along with a wet room style shower. Partially tiled walls, vinyl flooring and modesty glazed window to the rear. Radiator.



Lawn area sweeping around the side of the property with flower beds. Vegetable patch and drying green to the rear taking in the open views on offer.



Additional details of sale - Further photographs are available in our office.

Services – Mains service, Telephone

General Notes – Home Report available

- **Council Tax** – Band D. This may be reassessed when the property is sold.
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** – All floor coverings, light fittings, blinds and integrated appliances are included in the sale. Additional furniture may be available by separate negotiation.
- **Fixed Price** – £140,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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