



Orkney Property Centre



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Smittler, Toab
KW17 2QG
Offers over £165,000



Well presented three bedroom detached bungalow with garage, set in a large site with views to the sea and close to St Andrews Primary School.

Accommodation comprises Living room, Kitchen/Diner, Utility room, Bathroom, three Bedrooms with one en-suite.

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Front vestibule has a glazed inner door leading into the L shaped hallway with laminate flooring. Large shelved airing cupboard providing storage. Access to the attic.



Living room

4.38m x 4.22m (14ft 4" x 13ft 10")

Bright welcoming room with picture windows to the side and front of the property enjoying the views to the sea. Carpeted with neutral décor and glazed door to the hallway. Television and telephone point.



Kitchen/Diner

Kitchen area – 3.18m x 2.7m (10ft 5" x 8ft 10")

Dining area - 3.2m x 2.7m (10ft 6" x 8ft 10")

Fitted with a range of units at floor and eye level with integrated eye level oven and grill, hob, extractor fan, dishwasher and fridge. Good run of worktops with tiled splashback. Laminate flooring and warm decor. Window to the rear and side of the property. Archway leading through to the inviting dining area. Ample room for table and chairs. Window overlooking the rear garden. Telephone point. Glazed door to the hallway and door to the utility room.

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Utility room

2.347m x 1.9m (8ft 1" x 6ft 3")

Fitted with a double floor level unit with worktop space, sink and drainer. Plumbed for a washing machine and room for an upright fridge freezer. Laminate flooring and external door.



Bedroom 1

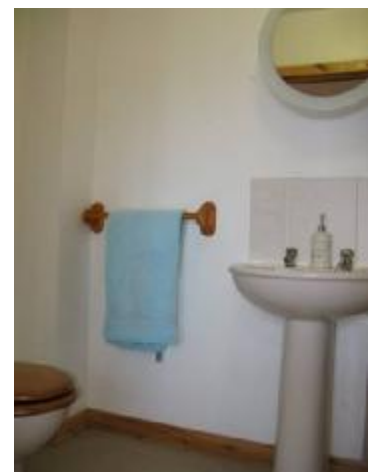
3.72m x 3.2m (12ft 3" x 10ft 6")

Carpeted double bedroom with neutral décor and window to the front of the property. Built-in wardrobes with hanging rails, shelving and mirror doors running the width of the room. Television point and telephone point.

En-suite

2.61m x 1.39m (8ft 7" x 4ft 7")

Fitted with a two piece white suite with a wet room style lined shower. Extractor fan.





Bedroom 2

3.69m x 2.88m (12ft 1" x 9ft 5")

Carpeted with matching neutral decor. Double wardrobe with hanging rail and shelves providing good storage. Window overlooking the rear of the property. Television point.



Bedroom 3

3.20m x 2.67m (10ft 6" x 8ft 9")

Spacious carpeted single bedroom with could accommodate a double bed if desired. Storage provided by the double wardrobe with hanging rail and shelves. Window to the front of the property. Television point.



Bathroom

3.20m x 1.69m (10ft 6" x 5ft 7")

Fitted with a three piece white suite comprising of a w.c., wash hand basin and bath with shower over the bath. Vinyl flooring. Modesty glazed window to the rear. Extractor fan.



Garage

6.17m x 3.85m (20ft 3" x 12ft 8")

Large garage with electric up and over door, power, water and lighting. Window and door to the rear of the property.

Gravelled driveway to the front and side of the property providing ample parking. Large lawn area to the front, sweeping around to the side and rear, with pathway encompassing the property. Patio area to the rear. Gravelled drying area.



Smittler benefits from upvc double glazed windows and doors and has oil under floor central heating throughout.

Further photographs are available in our office.



Services

Mains Services, Septic Tank, Telephone

General Notes – Home Report Available

- **Council Tax** – Band D. The charge for the year 2009/10 is £1037.00 (£777.75 for single occupancy) 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 and integral appliances are included in the sale.
- **Price** – Offers over £165,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of February 2010. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.