



ORKNEY PROPERTY CENTRE

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**Fairwinds,
Ontoft Road, St Margaret's Hope
KW17 2TL
Offers over £215,000**



Presented to the market is this three bedroom detached house with integral garage and a garden.

Ideal family home situated on the outskirts of the picturesque village of St Margaret's Hope, enjoying all the local amenities and close to the ferry terminal.

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

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Entrance Vestibule

1.48m x 1.25m (4ft 10" x 4ft 1")

The entrance vestibule has a tiled floor with a glazed door and side panels leading into the L-shaped hallway.



Hallway

The hallway is carpeted and offers access to all the accommodation. Cupboard and a shelved airing cupboard. Quantum storage heater.



Living room

5.33m x 4.09m (18ft 1" x 13ft 5")max

This spacious living room has neutral décor and carpeting and a wonderful flow of light from the large window to the front of the property. Glazed door to the hallway. Television and a telephone point. Quantum storage heater.





Kitchen/Dining room **7.02m x 2.95m (23ft x 9ft 8")max**

This kitchen is fitted with a good range of units at floor and eye level. Cooker and dishwasher are included in the sale. Plumbed for a washing machine. Space for a fridge freezer. Built-in shelved pantry cupboard. Ample room for a table and chairs. Laminate flooring. Two window overlooking the rear garden. Door to the garage. Quantum storage heater.



Bathroom **3.57m x 1.99m (11ft 8" x 6ft 6")**

Well appointed bathroom comprising of a shower, bath. W.C. and a wash hand basin. Tiled flooring and tiling to two walls. Modesty glazed window to the rear. Fan heater and a heated towel rail.



Bedroom 1
3.57m x 3.41m (11ft 8" x 11ft 2")

Well presented double bedroom with storage provided by the built-in wardrobe along with ample space for freestanding furniture. Carpeted with co-ordinating décor. Window to the front of the property. Panel heater.



Bedroom 2
3.57m x 3.15m (11ft 8" x 10ft 4")

This double bedroom enjoys an outlook over the rear garden. Carpeted and with neutral décor. Built-in wardrobe with cupboard above. Panel heater.



Bedroom 3
3.57m x 3.07m (11ft 8" x 10ft)

This bedroom has carpeting and warm décor. Built-in storage incorporating a vanity unit. Window looking out to the front garden. Television point. Panel heater.



Garage with Utility area
8.74m x 4.40m (28ft 8" x 14ft 5")

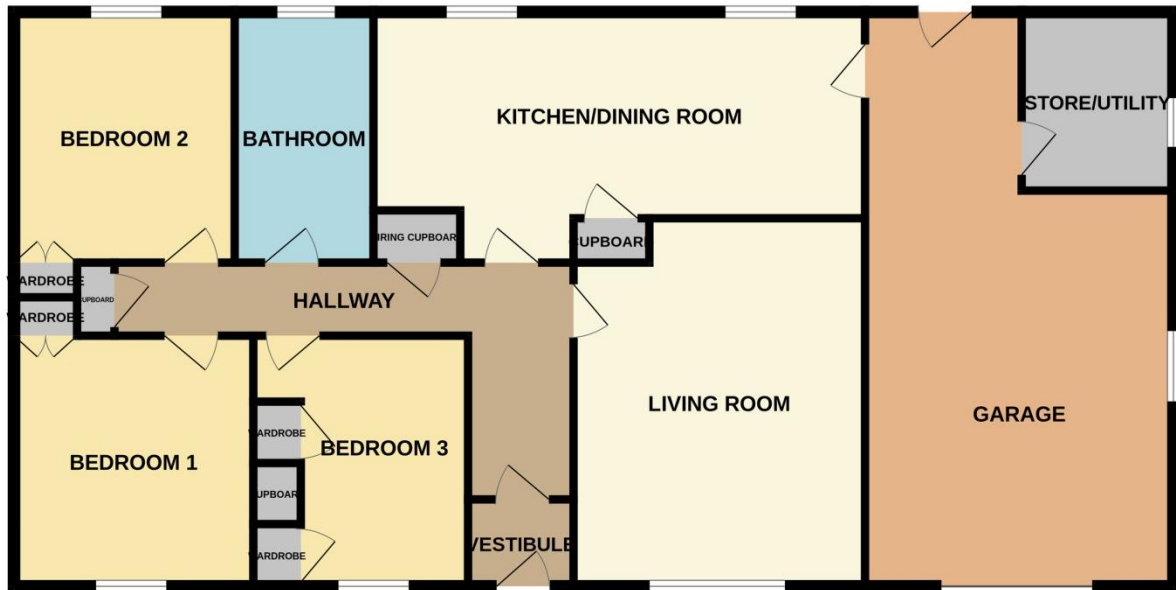
With an up and over roller door , workbench and an inspection pit. The garage also incorporates a utility area with plumbing for a washing machine.



Tarmac driveway to the front of the garage with a chipped parking area to the side. The garden grounds are laid to lawn with some mature planting. A pathway extends around the property. Perfect space for alfresco dining and safe childs play.



Fairwinds has double glazed wooden windows and is heated by Dimplex Quantum high heat retention storage heaters in the Sitting Room, Kitchen/Dining Room and Hall and panel heaters to the Bedrooms.



General Notes – Private Septic Tank, Telephone

- **Council Tax** – Band D. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band D
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property.
- **Entry** – By Arrangement
- **Fittings & fixtures** - All floor coverings, light fittings, curtains, dishwasher and cooker are included in the sale.
- **Price** – Offers over £215,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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