



The Old Kirk, Harray, KW17 2LD

OFFERS OVER £300,000





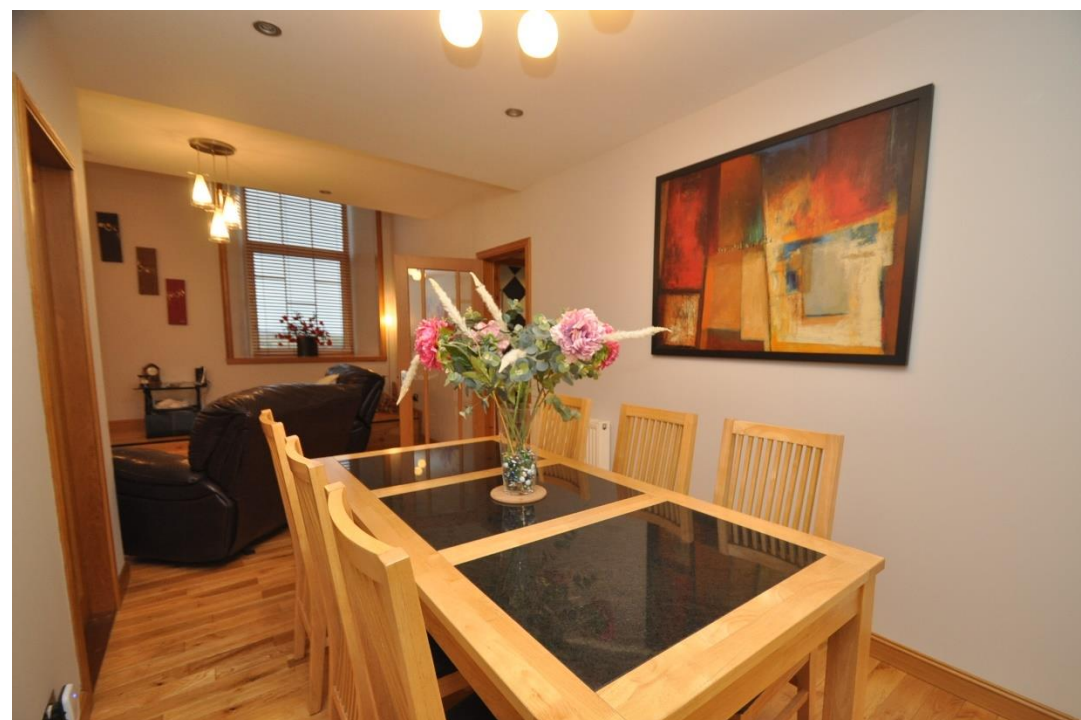
The Old Kirk was tastefully converted into a spacious 4-bedroom dwelling, with large workshop/store, approximately 35 years ago. The well-presented property enjoys beautiful views across farmland and the Loch of Harray with the Hoy hills in the distance.

The large workshop/store may appeal to those wishing to work from home or it may offer room to extend the dwelling accommodation subject to the necessary consent.

- Oil central heating system.
- All but 2 of the windows are double glazed with uPVC surrounds.
- Spacious first floor living room with dining area.
- Kitchen with integrated gas hob, oven, microwave oven, cooker hood, dishwasher, fridge, freezer and wine fridge.
- Bathroom with sunken corner bath with shower over.
- Shower room.
- Master bedroom with walk-in wardrobe.
- Built-in wardrobes and vanity units in bedrooms 2 and 3.
- Office.
- Large workshop/store/laundry with toilet.
- Hot tub and furniture available by separate negotiation.

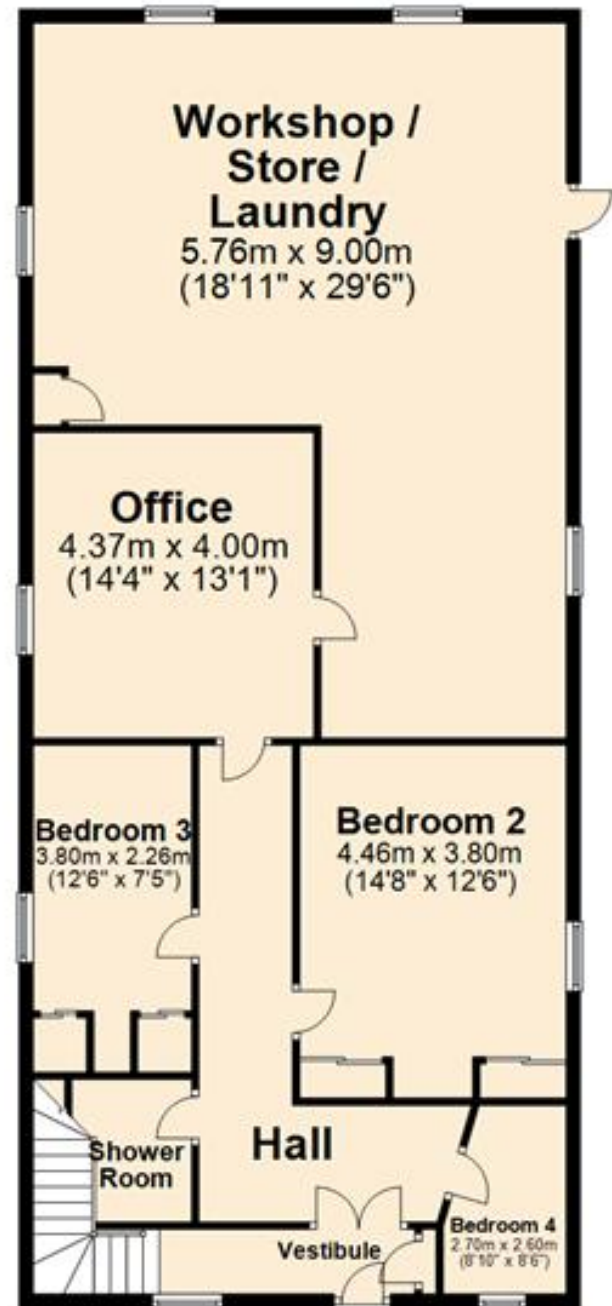
LOCATION

The Old Kirk is situated approximately 2.5 miles from Dounby village where there is a primary school, supermarket, post office and doctor's surgery. Kirkwall is approximately 11 miles away and Stromness 8 miles.

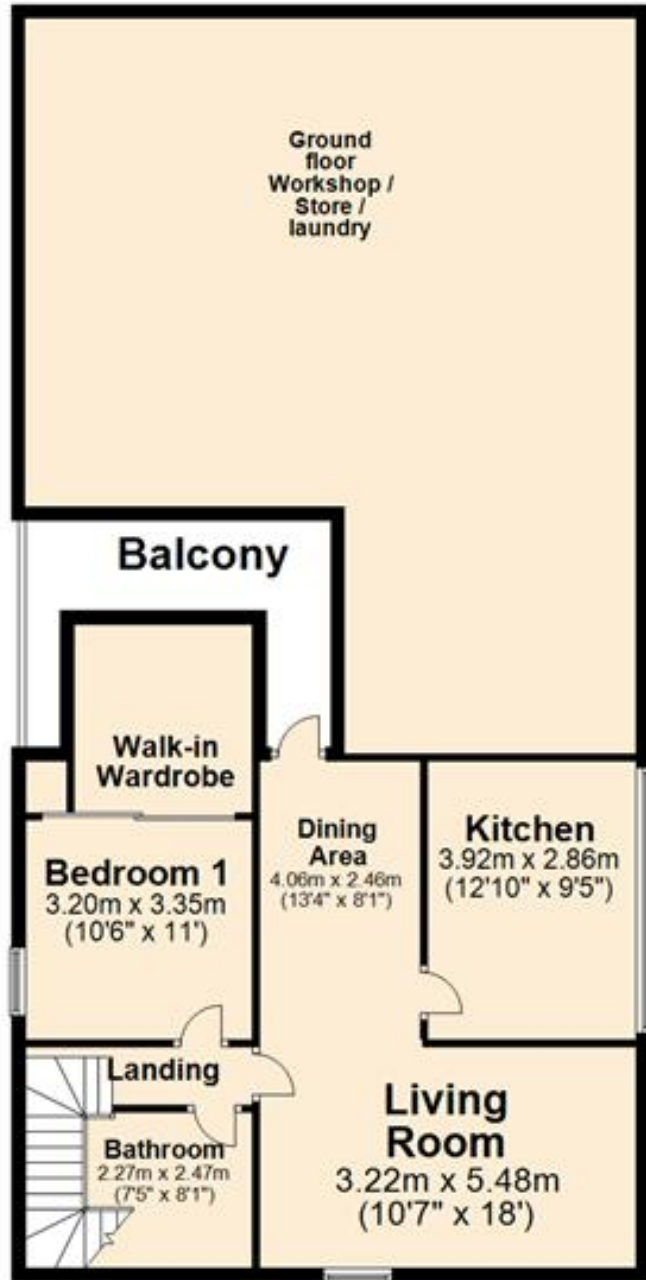




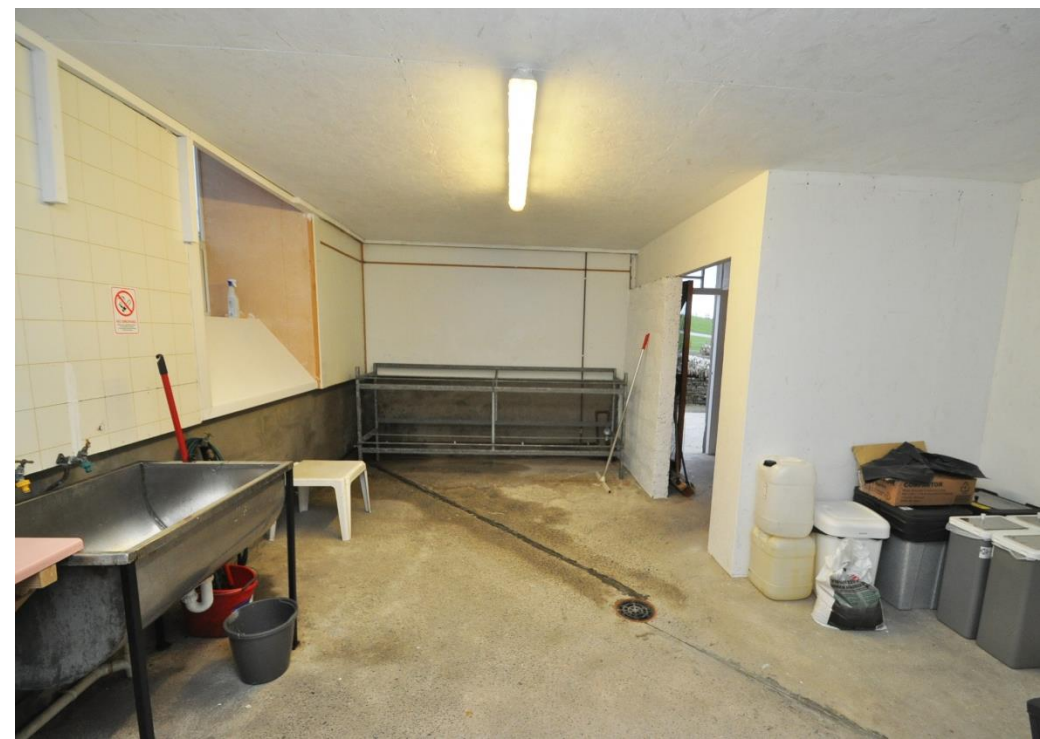
GROUND FLOOR

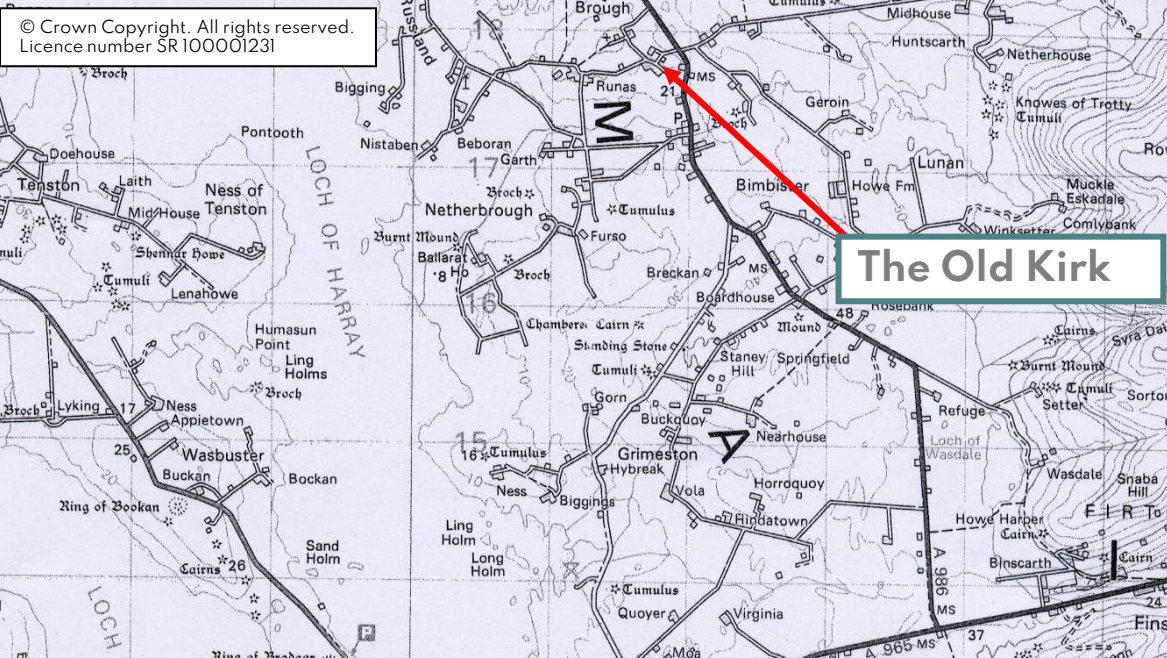


FIRST FLOOR









SERVICES – Mains water and electricity, Shared septic tank. 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 E.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and the televisions in the living room and kitchen are included in the sale price. The hot tub and furniture are available by separate negotiation.

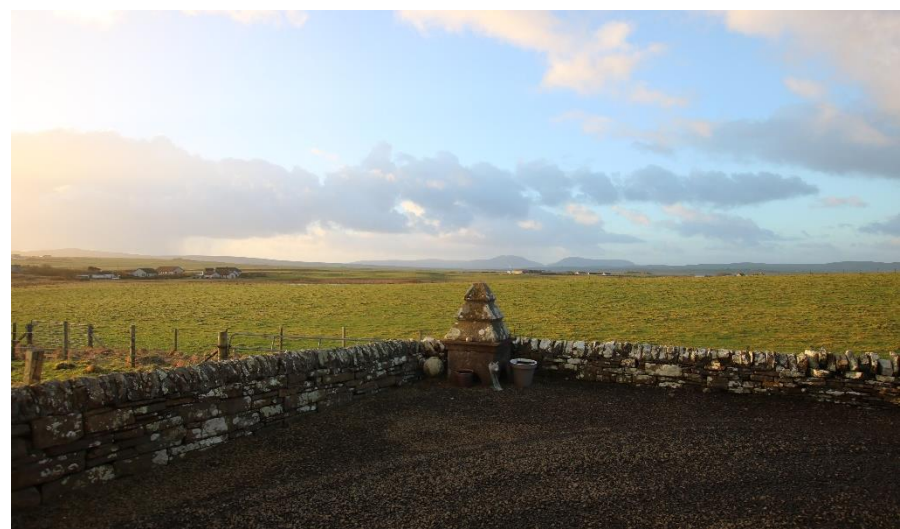
VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers Over £300,000.

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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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.