

**SANDYHA,
STROMNESS, KW16 3JP
OFFER OVER £295,000**



Sandyha is situated a short distance from the picturesque town of Stromness and offers a breath-taking panoramic sea view sweeping across Scapa Flow, the Hoy Hills and Pentland Firth with the Scottish mainland in the distance, from its elevated position. This outstanding property offers high quality accommodation and early viewing is highly recommended.

Sandyha is a design by renowned Irish architect Michael Rice using Feng Shui influence in the layout. Interior space is addressed using vaulted ceilings, curved walls, glass walls and many unusual features giving a stimulating and relaxing living space. The first floor has a balcony and light floods into the main living space through a glazed roof area.

The cedar clad dwelling enjoys a high standard of insulation with 150mm structural insulated panels in the walls and 200mm structural insulated panels in the roof. There are hardwood framed double glazed windows and ground source under floor central heating. Sandyha has a ventilation and heat recovery system together with fibre glass insulation for sound deadening in the internal partitions. Most rooms have wooden flooring.

The spacious living room has a high peaked ceiling with a glazed gable offering outstanding views together with a multi-fuel stove. Glazed sliding doors lead into the sun room from the living room and an archway leads into the open plan kitchen dining area.

There are quality fitted kitchen cupboards incorporating a Rangemaster dual fuel cooker and plumbing for a dishwasher. The dining area has patio doors to the front garden, stairs to the first floor and is open plan with the curved hall which leads to the study/bedroom 4, bathroom and the 3 bedrooms.

The study/bedroom has 5 windows offering beautiful views and the bathroom has a ceramic tiled floor together with a white 3 piece suite with shower over the bath. The master bedroom has an en-suite and walk in wardrobe. Also on the ground floor are the rear entrance/utility room which has a sink, plumbing for a washing machine and houses the central heating system.

The first floor open plan area offers a variety of uses including a second living room, office, study or artist studio. There is a door onto the external balcony and the internal balcony looks down over the dining area and kitchen.

There is a detached double garage with 150mm standard insulation panels in the walls, 2 electric sectional doors, lights, power points and a loft ladder to the floored attic.

There is a lawn to the front and a Feng Shui inspired rear garden with gravel, stone and planted borders, vegetable plot, drying area and stone chip covered parking area.



ACCOMMODATION

**ENTRANCE HALL -
4.08m x 1.75m +
4m x 1.75m**

**DINING AREA -
3.95m x 4m**

**KITCHEN - 4.46m x
4m**

**LIVING ROOM -
5.26m x 3.62m x
5.7m**

**SUN ROOM - 5.28m
x 1.9m**

**UTILITY AREA -
4.2m x 1.36m**

**OFFICE /STUDY -
5.2m x 1.47m**

**BEDROOM 1 - 3.6m
x 3.1m**

**EN-SUITE - 1.74m x
1.46m**

**BEDROOM 2 -
5.24m x 4m (max)**

**BEDROOM 3 -
3.28m x 2.66m**

**BATHROOM - 3.36m
x 2.45m**

**1ST FLOOR - 5.3m x
3.08m + 6.5m x
2.78m approx.**

OUTSIDE

**GARAGE - 5.7m x
6.8m**



SERVICES - Mains water and electricity.
Telephone. Private septic tank.

COUNCIL TAX BAND - Band E. The Council Tax Band may be re-assessed 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.

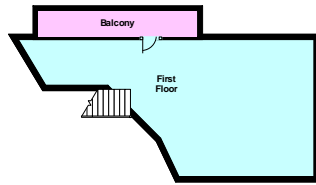
VIEWING - For an appointment to view please contact Lows Property Department.

PRICE - Offers over £295,000.

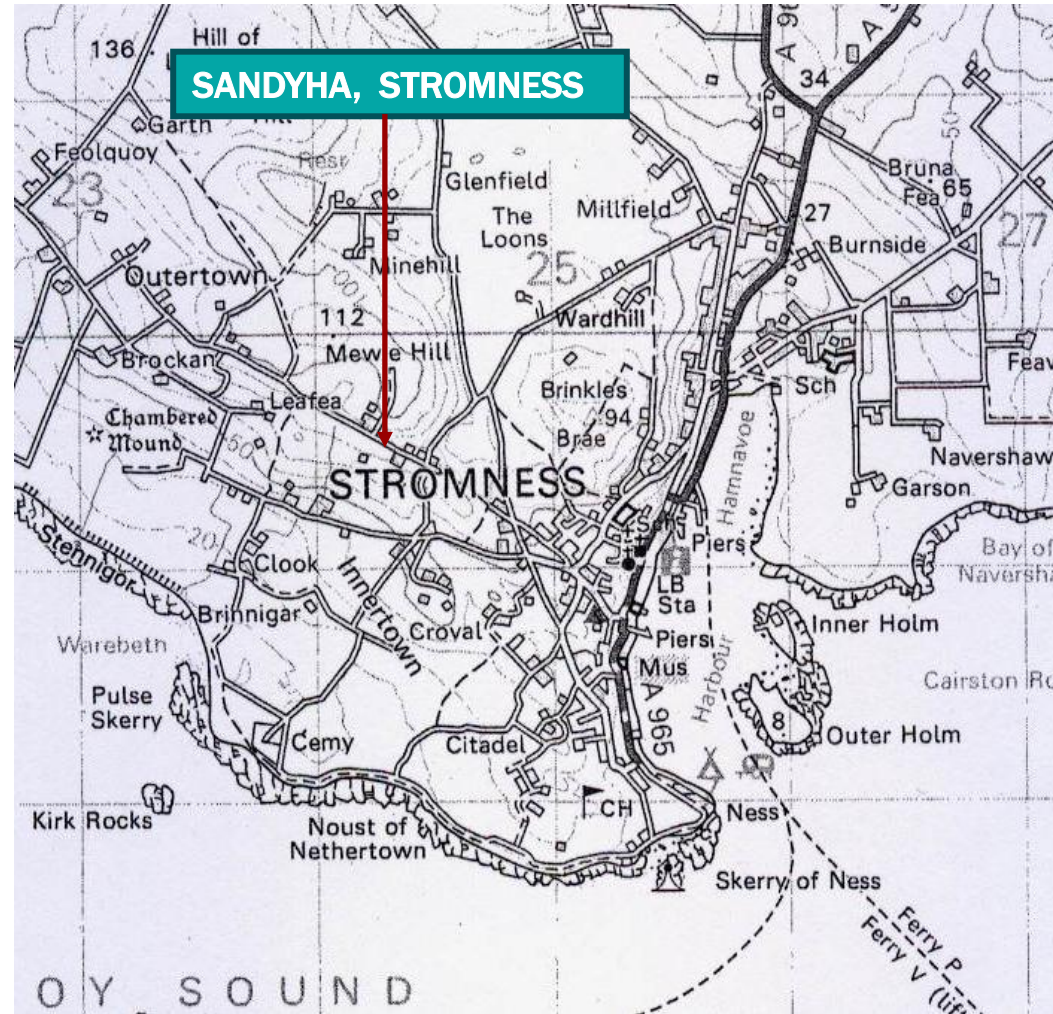
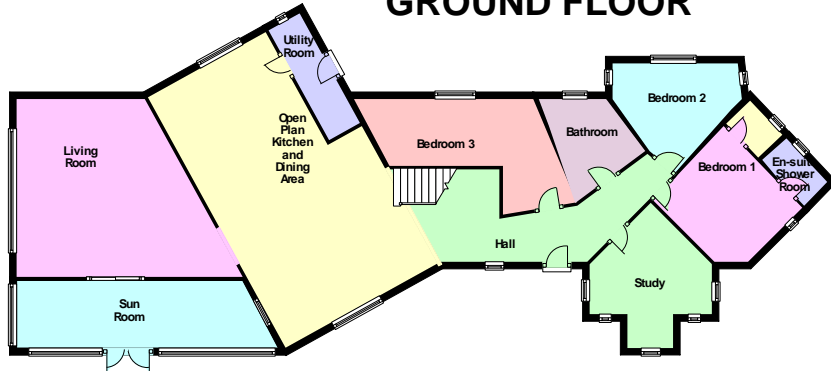
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.



FIRST FLOOR



GROUND FLOOR



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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.

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