

# ORQUIL LODGE, ST OLA, KW15 1SA OFFERS IN THE REGION OF £230,000



Orquil Lodge is a spacious 3 bedroom bungalow offering a high standard of family accommodation. The attractive property is set in a large garden and lies approximately 2 miles from the centre of Kirkwall.

The bungalow has oil fired under floor central heating, including the garage, and UPVC framed double glazed windows.

The large living room, 6m x 5.3m, has 3 windows and the garden room, 8.3m x 2.5m, could be used as a second public room with 2 large windows and patio doors opening onto the garden. There is also a spacious dining room and a kitchen fitted with 'Ikea' units.

The utility room, with plumbing for a washing machine, is off the kitchen and leads into the integral garage. The bathroom has a bath and a shower cubicle. The 3 bedrooms each have a built in wardrobe with bedroom 1 also having an en-suite shower room.

The workshop extends to 9m x 4m approx. and has lights and power points. A garden store adjoins the rear of the workshop. The large garden includes a wide driveway with exterior vehicle inspection ramp. There is also lawns and a patio.



## ACCOMMODATION

**VESTIBULE - 1.92m x 1.5m**

**OFFICE - 2.91m x 2.09m**

**HALL - 6m x 1.5m**

**LIVING ROOM - 6m x 5.3m**

**DINING ROOM - 4.4m x 3.07m**

**KITCHEN - 4.84m x 3.6m + 2.7m x 0.8m**

**UTILITY ROOM - 2.95m x 2.1m**

**BATHROOM - 2.36m x 2.34m**

**GARDEN ROOM - 8.3m x 2.51m**

**BEDROOM 1 - 4.02m x 3.57m**

**EN-SUITE - 2.35m x 1.85m**

**BEDROOM 2 - 3.37m x 2.84m**

**BEDROOM 3 - 2.84m x 2.67m**

**GARAGE - 5.5m x 4m**

## OUTSIDE

**WORKSHOP - 9m x 4m (approx.)**

**GARDEN STORE - 3.8m x 3.8m (approx.)**

**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.

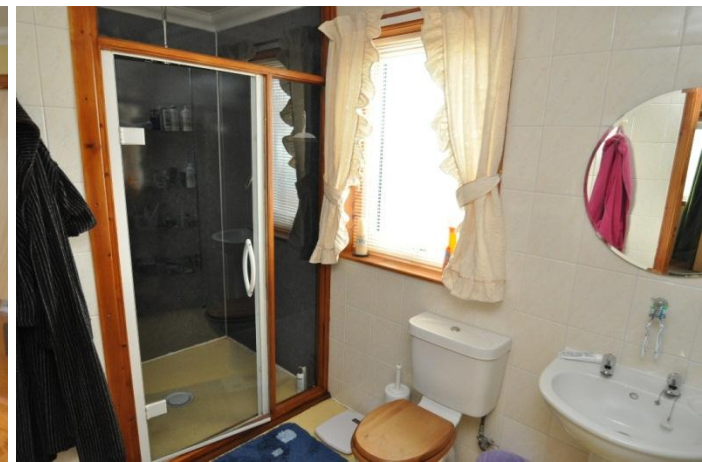
**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** - By arrangement.

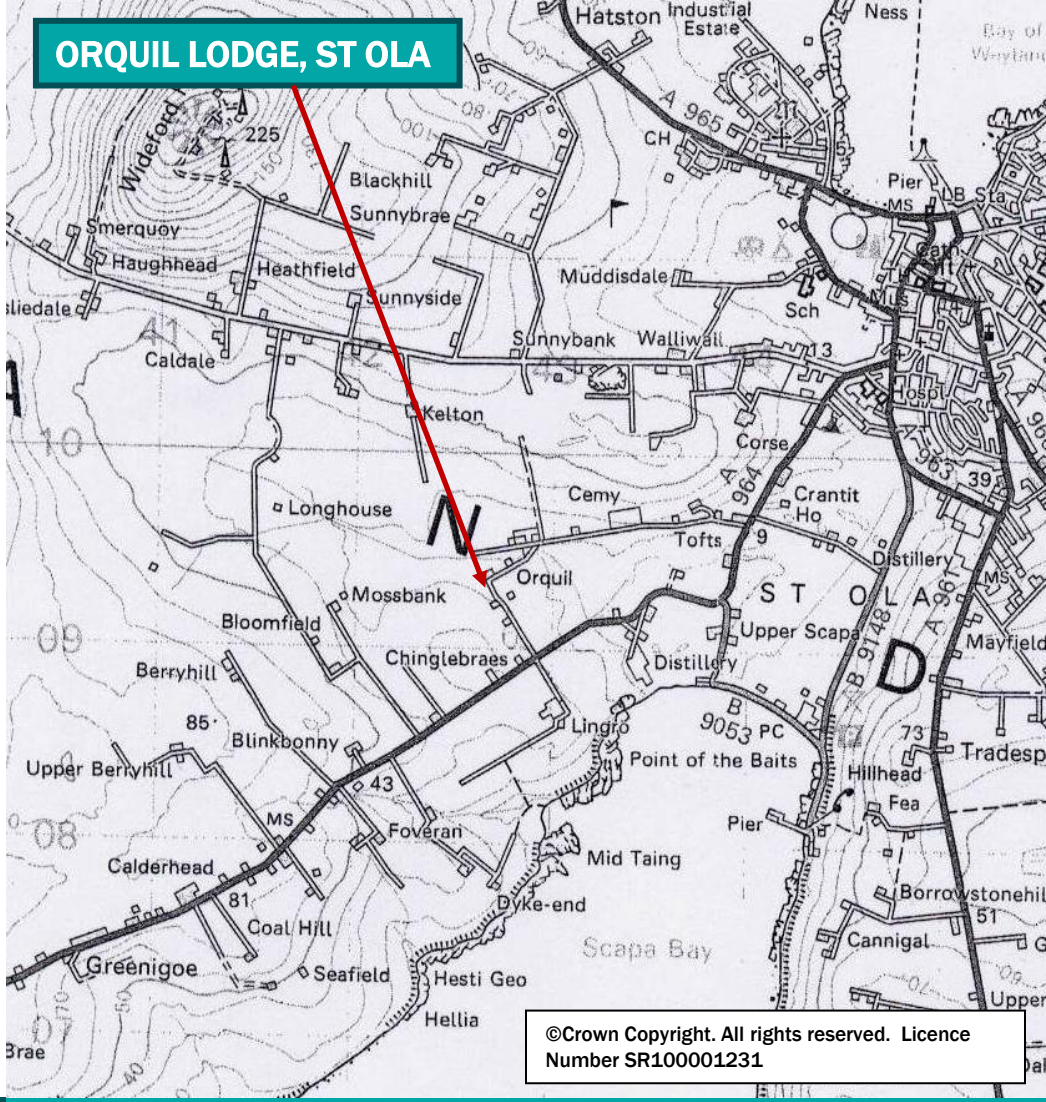
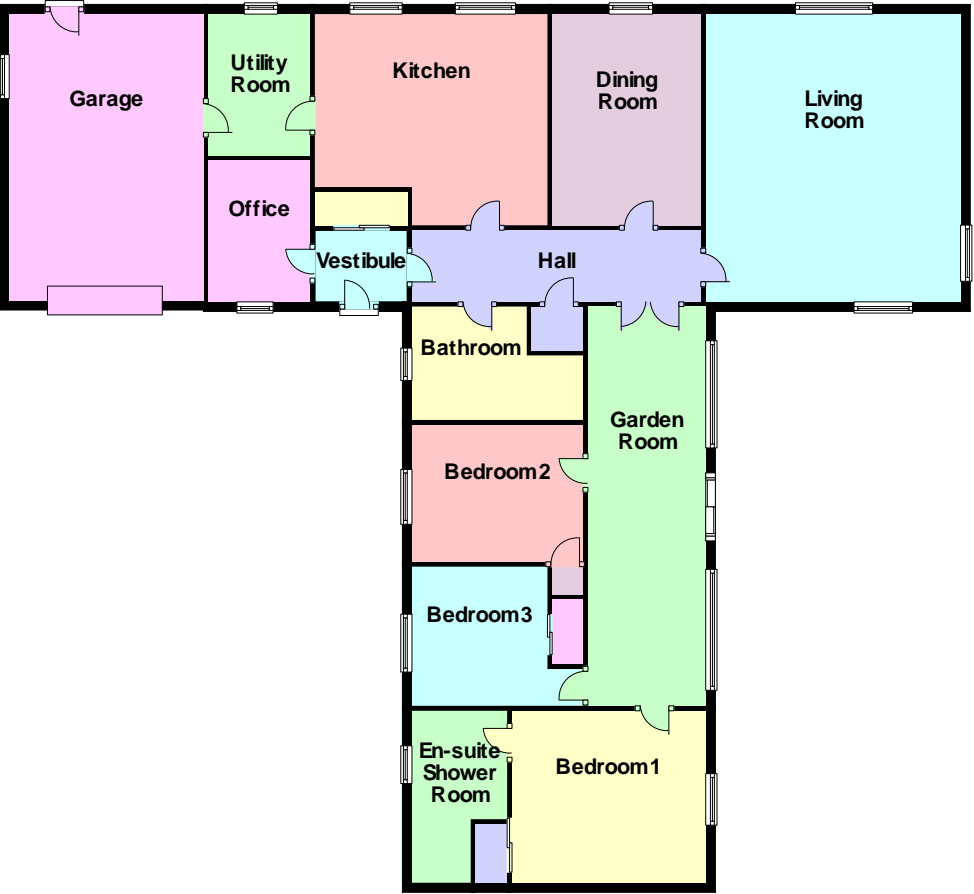
**FIXTURES AND FITTINGS** –All floor coverings are included in the sale price.

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

**PRICE** - Offers in the region of £230,000  
**Further enquiries should be directed to Lows Property Shop with whom all offers should be lodged in writing.**



# ORQUIL LODGE, ST OLA



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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.

**EJP**