



## Scorradale House, Orphir, KW17 2RF

Scorradale House, a former Church of Scotland Manse, has been tastefully modernised in recent years creating an outstanding family home with 3 bedroom annexe. The property is set in 0.88 acres or thereby and commands superb views over countryside to Scapa Flow and the islands beyond.

The exhaustive list of improvements carried out at Scorradale House, in recent years, includes a re-slatted roof, new double glazed wooden sash windows, rewiring and new oil central heating together with a complete renovation of the annexe.

**OFFERS OVER  
£495,000**

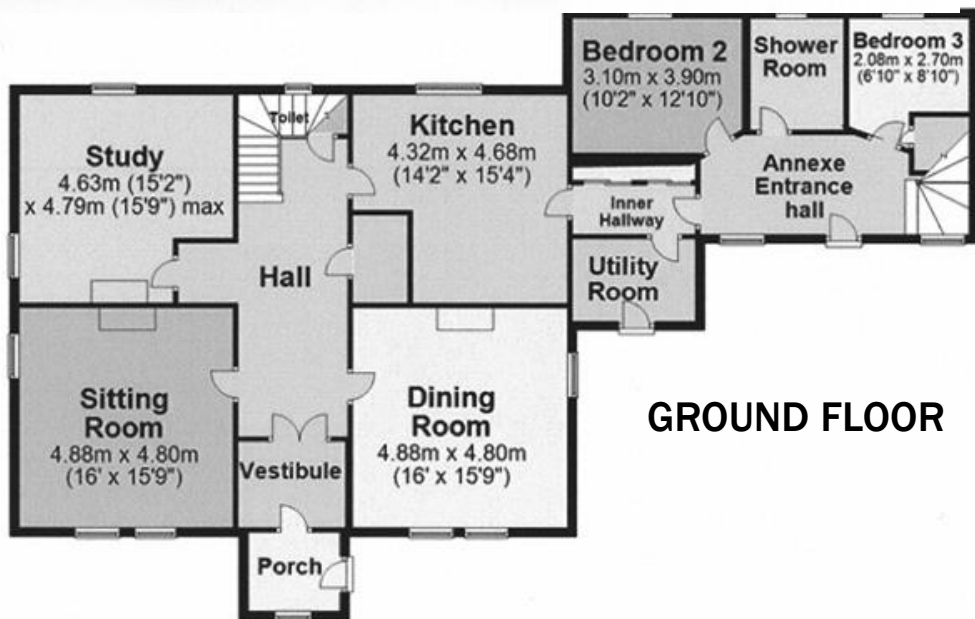


- Many fine original features including decorative cornicing.
- Fire places in the sitting room, dining room and study.
- Most rooms enjoy double aspect
- Quality modern fitted kitchen.
- Utility room and toilet on ground floor.
- 4 Double bedrooms – two with en-suites.
- Further bathroom and shower room on first floor.
- The 3 bedroom annexe may appeal to those with extended family or wishing to offer holiday or long term accommodation.
- Large well-maintained garden includes lawn, mature trees, vegetable garden and 3 sheds.
- 3.84kw solar panel system.



## LOCATION

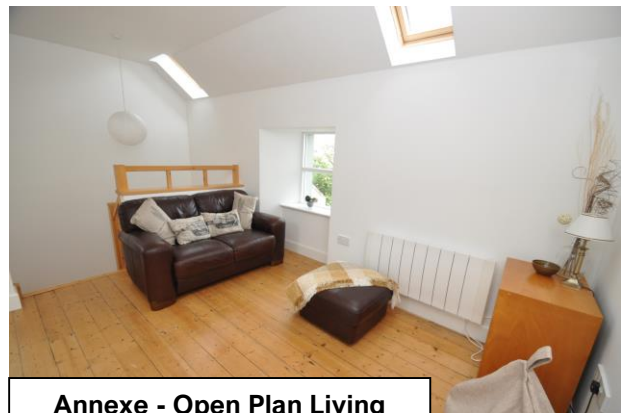
The dwellinghouse lies within 2 miles from Orphir village where there is a primary school and public house, the towns of Kirkwall and Stromness are both approximately 7 miles away.



# Scorradale House, Orphir



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**Annexe - Open Plan Living room / Kitchen / Dining Area**



**Annexe - Bedroom 1**



## EJP

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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