

**DUNEDIN, 3 ACRES OR THEREBY,
VETQUOY ROAD, SANDWICK, KW16 3JD
OFFERS OVER £158,000**



Dunedin is a spacious 3 bedroom dwelling house set in 3 acres or thereby. The property has extensive outbuildings and enjoys a beautiful view over farmland to the Loch of Harray.

The large sun room has windows on 3 sides to fully enjoy the views and has a door into the spacious living room.

There are modern fitted floor and wall cupboards in the kitchen incorporating a hob, cooker hood, oven, dishwasher and fridge/freezer together with room for a dining table. The utility room has plumbing for a washing machine.

The modern shower room has a shower cubicle and a wash hand basin set in a vanity unit. Each of the bedrooms has a radiator. The attic is accessed by a loft ladder and is divided into 3 rooms which may be suitable for conversion into further accommodation.

Dunedin has oil fired central heating and the windows are double glazed with UPVC surrounds with the exception of the rear vestibule window.

To one side of the house there are two stores, a coal store and a former piggery and to the other side a large garage with inspection pit, workshop, store and former smiddy.

There is a walled garden to the front of the house and two paddocks to the rear.



ACCOMMODATION

SUN ROOM – 7.3m x 4.12m

LIVING ROOM – 6.15m x 4.18m

INNER HALL 1 - 1.83m x 1.03m

KITCHEN – 3.9m x 3.75m

REAR VESTIBULE – 1.7m x 1.44m

UTILITY ROOM – 2.77m x 1.44m

SHOWER ROOM – 2.34m x 1.83m

BEDROOM 1 – 3.6m x 2.6m

INNER HALL 2 – 1.55m x 0.9m

BEDROOM 2 – 3.97m x 3.14m

BEDROOM 3 – 2.95m x 2.36m

OUTSIDE

STORE 1 – 3.4m x 2.06m

STORE 2 – 2.5m x 2.06m

COAL SHED – 2.8m x 2.06m approx.

FORMER PIGGERY – 11.4m x 4.3m approx.

GARAGE – 12.5m x 5m approx.

WORKSHOP – 8.3m x 4.6m approx.

FORMER SMIDDY – 7m x 4m approx.

STORE (OFF THE GARAGE) – 7m x 3.4m approx.

SERVICES - Mains water and electricity. Telephone. Private Septic Tank.

COUNCIL TAX BAND - Band C. 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 D.

ENTRY - By arrangement.

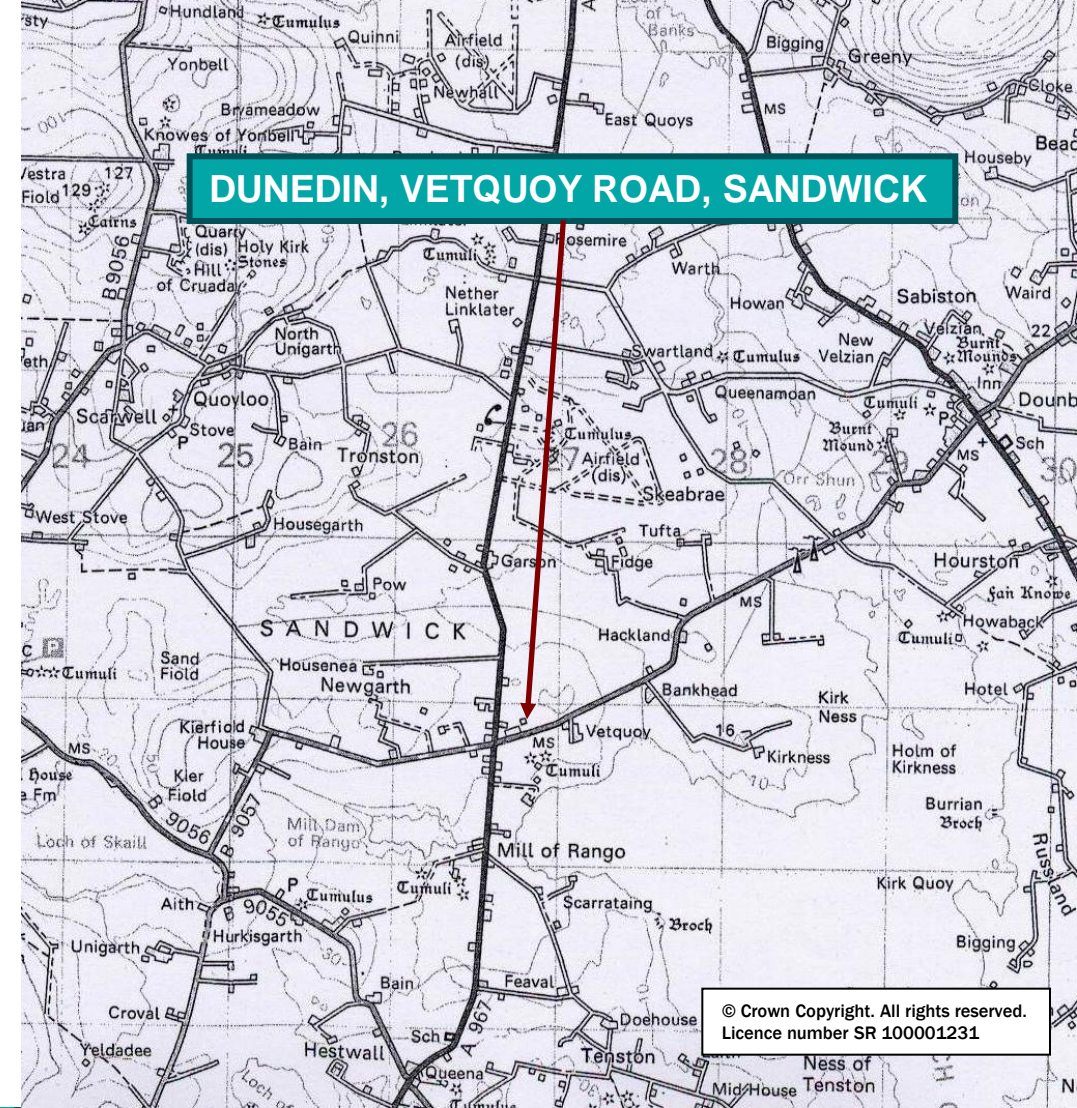
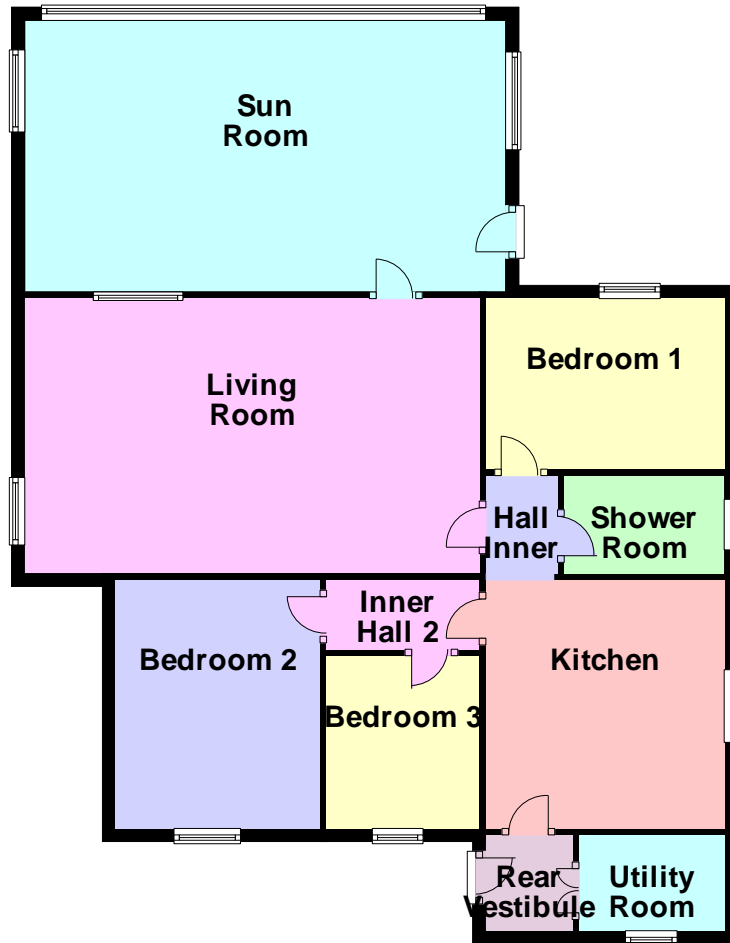
FIXTURES AND FITTINGS - All floor coverings with the exception of the sitting room carpet are included in the sale price.

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

PRICE - Offers over £158,000

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





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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