



**Sunnyside,**  
St Olaf, KW15 1TR

**OFFERS OVER £285,000**









Sunnyside is a spacious 4 bedroom detached dwelling house set in a large mature garden. The well-presented property enjoys a beautiful panoramic view across farmland to Scapa bay and Scapa Flow from its elevated position.

The large living room has a multi-fuel stove set on a stone hearth with a stone feature surround. The kitchen, with dining area, is open plan off the living room.

There are 2 bedrooms and a bathroom on the ground floor and 2 further bedrooms on the first floor.

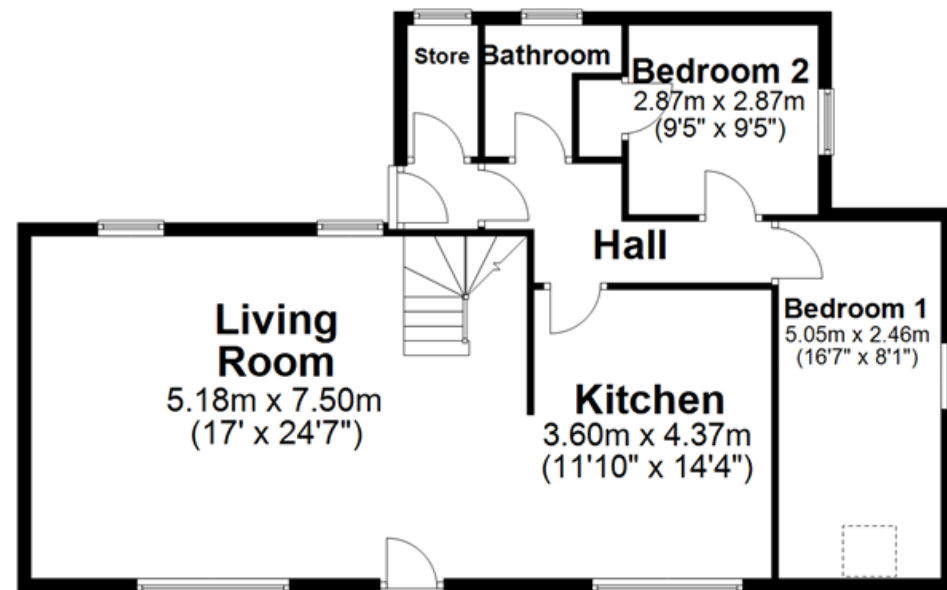
The large garden has a stone chipped parking area for several cars, mature trees and areas of lawn.

- Oil central heating.
- Velux and uPVC framed double glazed windows.
- Multi-fuel stove in living room with feature surround.
- Kitchen with fitted units, integral hob and oven and dining area.
- Bathroom with shower over bath.
- Store with plumbing for a washing machine.
- 2 bedrooms on ground floor and 2 on the first floor.
- Large mature garden with trees, sections of lawn and stone chipped parking area.

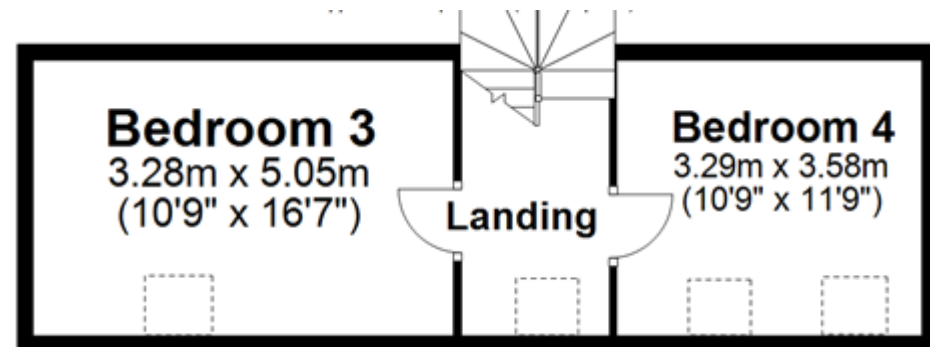
## LOCATION

Sunnyside is situated approximately 2 miles from Kirkwall town centre.





Ground floor

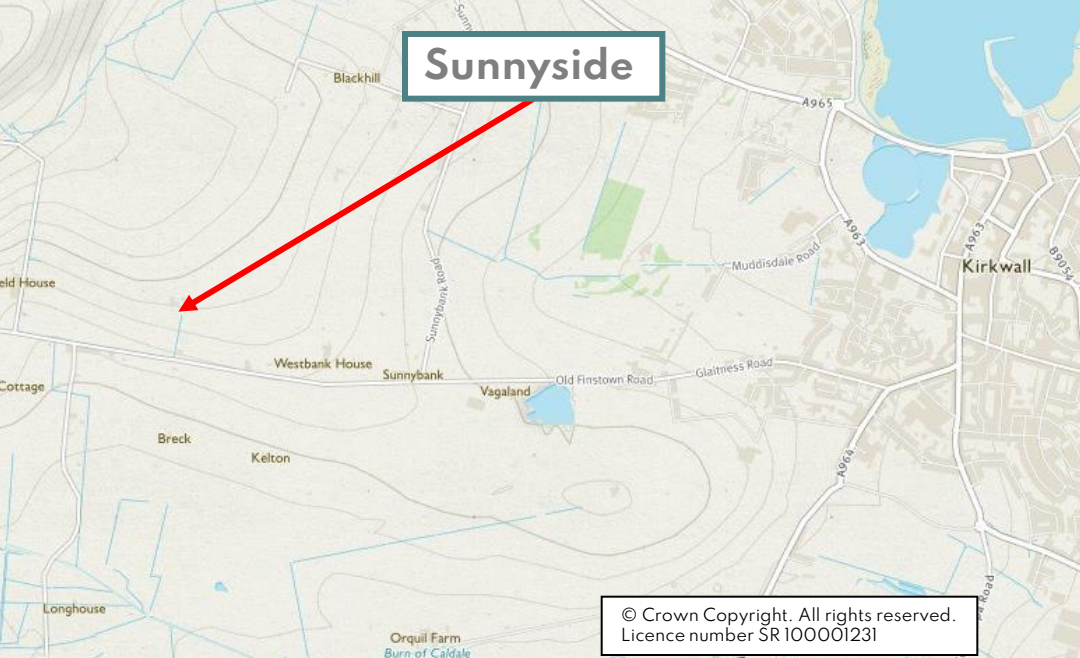


First floor









**SERVICES** – Mains water & electricity. Telephone. Private septic tank.

**COUNCIL TAX BAND** – Band B. 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 are included in the sale price

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

**PRICE** – Offers Over £285,000.

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

Lows Solicitors & Estate Agents  
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#### EJT

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.