



Halfrida,
Whitecleat, Tankerness, KW17 2QR

OFFERS OVER £310,000





Halfrida is a spacious, well-presented 3 bedroom detached bungalow in the parish of Tankerness. The dwelling which sits on a large plot, enjoys beautiful views over the bay and the Loch of Tankerness. The property benefits from 3 double bedrooms, including a master bedroom with ensuite, a separate bathroom, spacious living room with bay window from which to enjoy the sea views, a dining kitchen, dining room (which could be used as a fourth bedroom) and a utility room. There is a large garden with stone chip parking for several cars and a garage with electric up and over door.

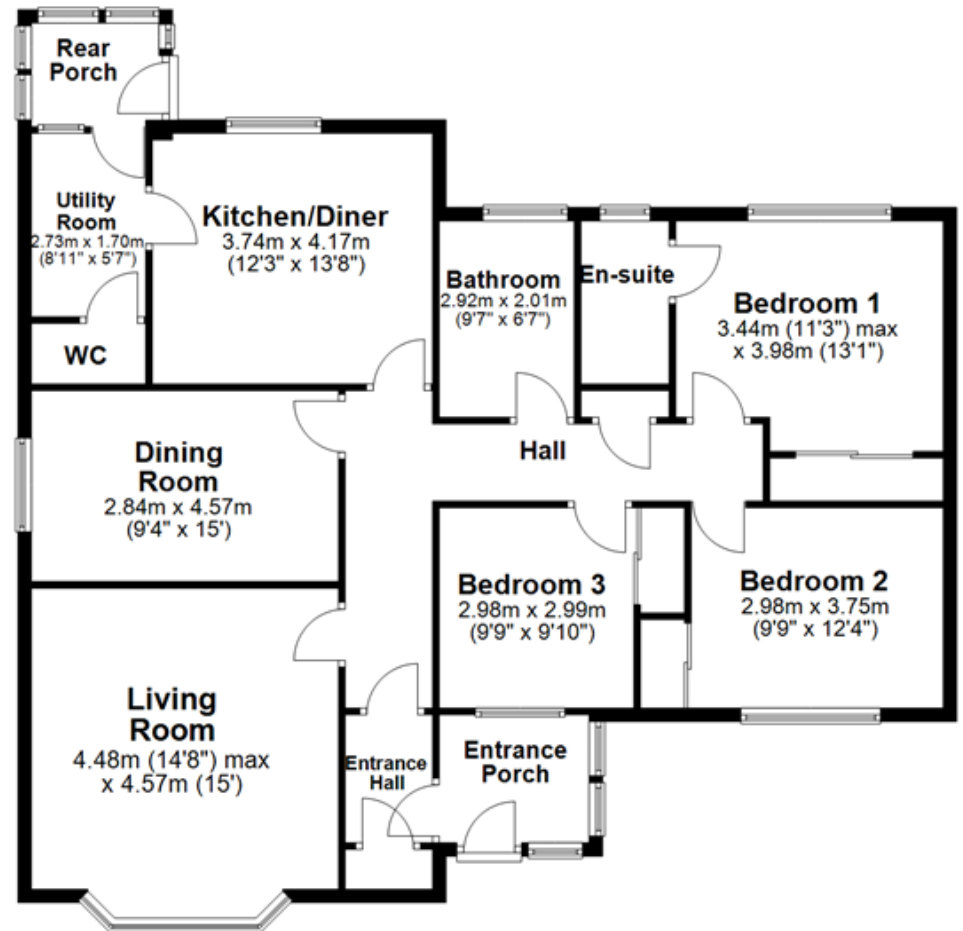
- Electric boiler to water underfloor heating
- UPVC framed double glazed windows
- Bright spacious living room with bay window from which to enjoy the sea views
- Large dining kitchen
- 3 double bedrooms, one with ensuite shower room
- Separate dining room which could be used as a fourth bedroom
- Bathroom with bath and separate shower
- Separate wc
- Utility room
- Spacious floored loft
- Garage with electric up and over door
- Large garden with lawn, patio area and 2 garden sheds

LOCATION

Halfrida is located in Tankerness, just 2 miles from Kirkwall Airport and 5.5 miles from Kirkwall and all its amenities.









SERVICES – Mains water & electricity. Private septic tank.

COUNCIL TAX BAND – Band D. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – Floor coverings, curtains, blinds, bathroom cabinets, chest freezer and washing machine are included in the sale price. Some items of furniture may be available by separate negotiation.

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

PRICE – Offers Over £310,000. No onward chain.

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

Lows Solicitors & Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151
W: www.lowsorkney.co.uk

rightmove 
find your happy

CMS

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.