



**Dyke Cottage,**  
Orphir, KW17 2RE

**OFFERS OVER £165,000**









Dyke Cottage is a 2 bedroom detached cottage set in a large garden enjoying beautiful sea views, over the surrounding farmland, towards the Hoy Hills, Graemsay and Stromness.

The property benefits from air source heating and uPVC framed double glazed windows. The spacious kitchen has space for a table and chairs together with fitted units with integral appliances. The shower room has an electric shower.

There is a large garage to one side of the house and the spacious garden is mainly to lawn together with tree, bushes and drying area.

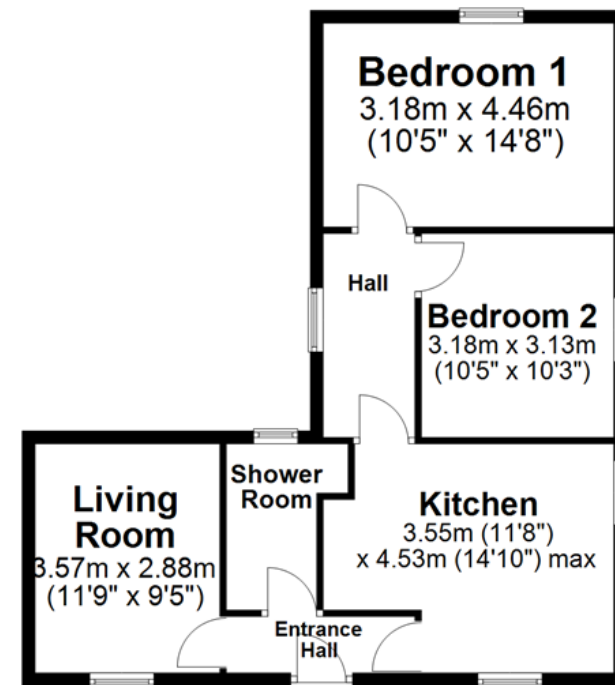
- Electric air source heating
- UPVC framed double glazed windows
- Living room
- Kitchen with space for a table and chairs and fitted cupboards with integral hob and eye-level double oven
- Shower room with electric shower and fitted shelves
- 2 double Bedrooms
- Large garden
- Garage with light and power points
- Enjoys beautiful sea views

## LOCATION

Dkye Cottage is located approximately 6 miles from Stromness and 12 miles from Kirkwall.





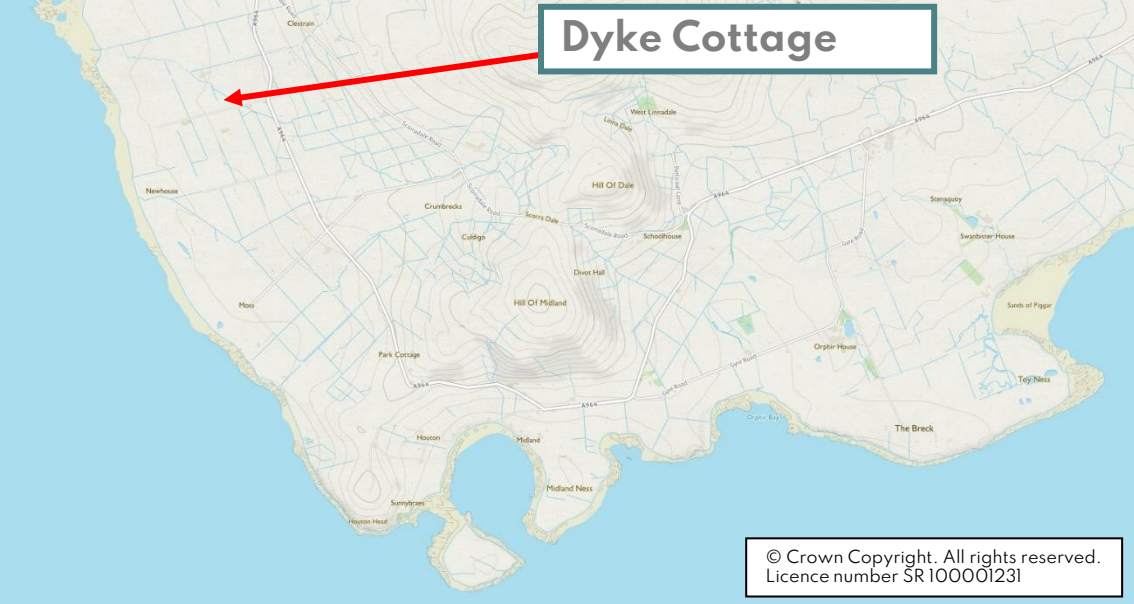








## Dyke Cottage



**SERVICES** – Mains water & electricity. 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 F.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings and curtains are included in the sale price.

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

**PRICE** – Offers Over £165,000.

**Further enquires 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 F: 01856 875450 W:  
[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

**rightmove**   
**find your happy**

### DMNH

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.