



**Kelda,** extending to 4 acres or thereby,  
Twatt, KW17 2JD

**OFFERS OVER £285,000**









Kelda is a well presented 5 bedroom detached dwelling with beautiful views over Hundland Loch. The spacious family home benefits from a lounge/dining room, kitchen/diner, utility, WC, shower room and three double bedrooms, two of which are en-suite, on the ground floor with two further bedrooms on the first floor. Kelda sits in approximately 4 acres with a field to rough grass and a well maintained garden surrounding the house. There are two garden sheds and a large garage/workshop.

- Air to air heating
- UPVC framed double glazed windows
- Dual aspect lounge/dining room with space for dining table and chairs
- Kitchen/diner with space for table and chairs
- Utility room. WC
- Shower room with 4 piece suite
- Three double bedrooms on ground floor, 2 have en-suite shower rooms
- Large landing with storage
- 2 double bedrooms on first floor
- Well-maintained garden with raised flower beds, drying line, vegetable garden and two garden sheds
- Drive with parking for several cars
- Large garage/workshop
- Lovely open outlook over fields towards Hundland Loch

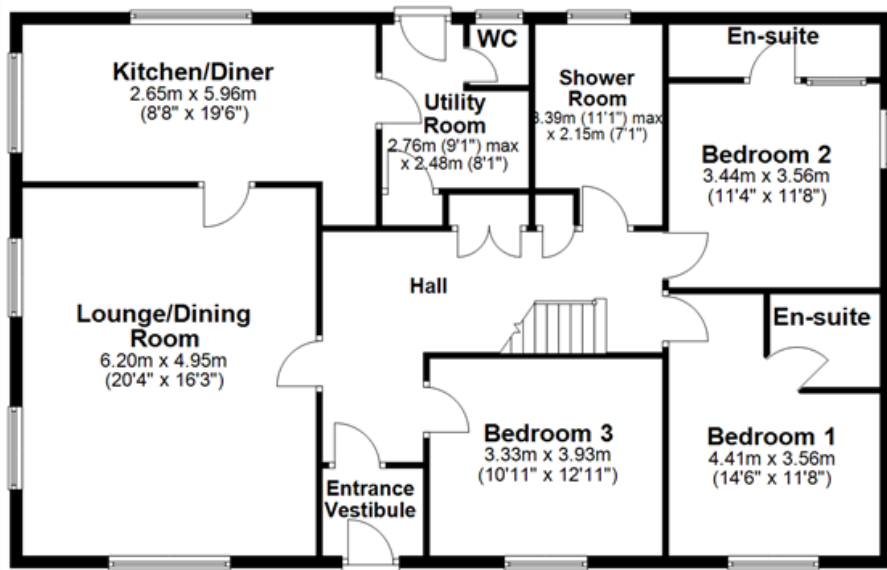
## LOCATION

Kelda is located 4.8 miles from Dounby where there are a range of local amenities including a primary school, hotel, doctors' surgery and supermarket.

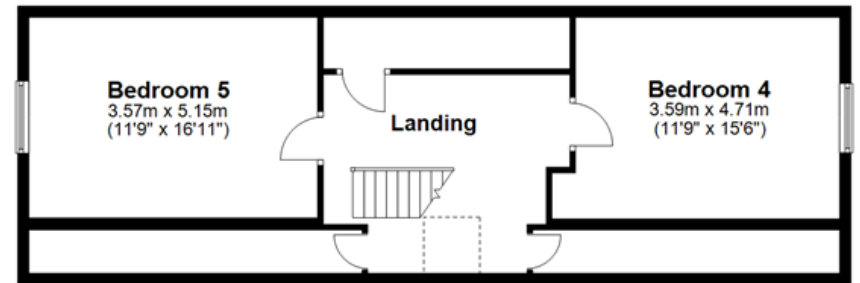








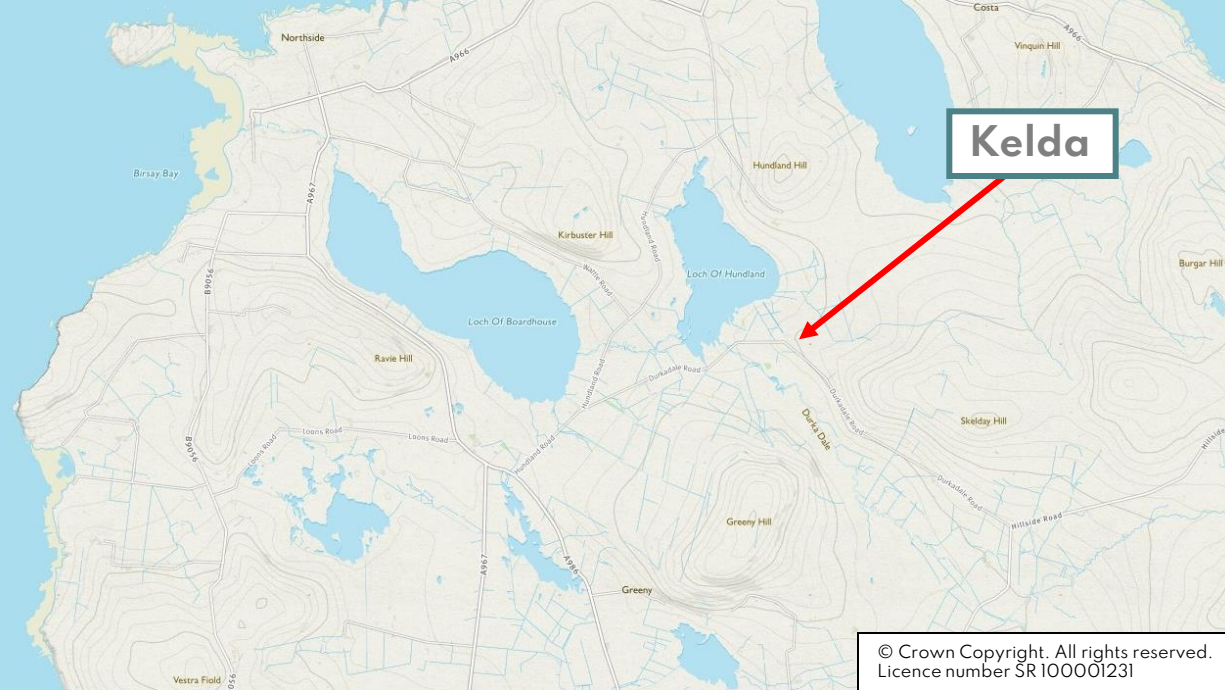
Ground Floor



First Floor







**SERVICES** – Mains services. Telephone. 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 D.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – Floor coverings, curtains, blinds, cooker, dish washer, first floor bedroom furniture and some items in the garage/workshop are included in the sale price. Some items of furniture and the sit on lawnmower are available by separate negotiation.

**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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#### CMS

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.