



**Aria, 8 Seafield,**  
Finstown, KW17 2EW

**OFFERS OVER £300,000**









Aria is a spacious detached 3 bedroom bungalow with rear garden extending to the waterfront. The attractive property offers a high standard of accommodation and is well-presented throughout.

There is oil central heating and uPVC framed double glazed windows.

The large living room has a media wall and glazed pocket doors leading into the dining room. The kitchen has modern fitted units with integral cooker and hob, together with space for a breakfast table and a serving hatch to the dining room.

The modern bathroom has a bath and a walk-in shower cubicle. Each bedroom has a built-in wardrobe and radiator.

There is an adjoining garage, with electric door, and garden shed. The well-maintained garden has mature bushes and lawns.

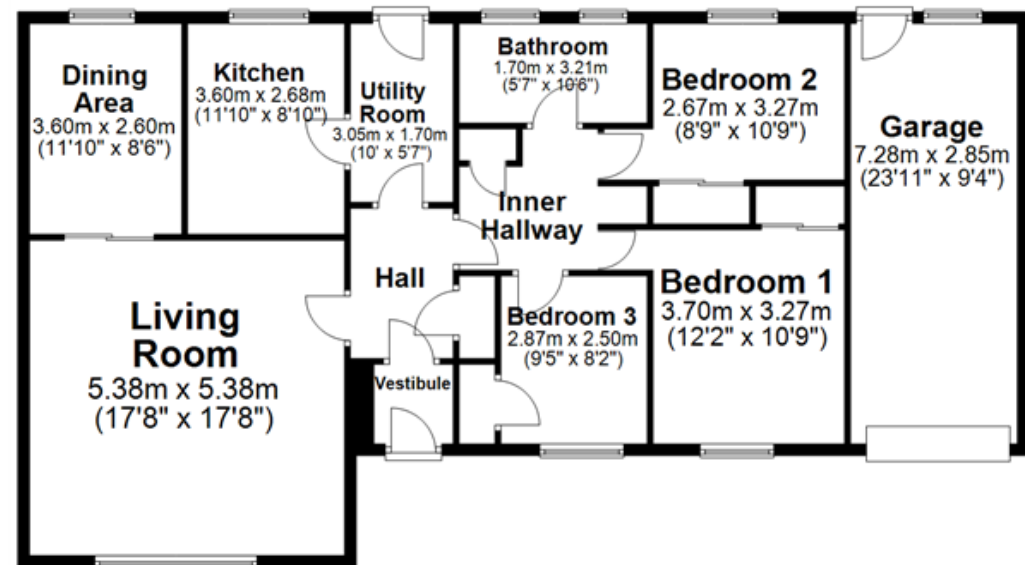
There is current planning application (OIC ref 25/138/HH) which shows a sun porch accessed from the dining room and the garage converted into an en-suite and office/dressing room for the master bedroom (presently named bedroom 2) with access to a private snug. A new garage, store and garden store are also incorporated into the extension.

## LOCATION

Aria is situated in Finstown within walking distance of the primary school, shop, post office and public house.















**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band D. 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 D.

**ENTRY** – By arrangement.

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

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

**PRICE** – Offers Over £300,000.

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

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#### EJT

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.