



Sandpiper Cottage

 **LOWS**

Toab, KW17 2QG

 3 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Sandpiper Cottage is a well-presented 3 bedroom bungalow with integral garage located on a popular residential development next to St Andrew's Primary School. The property sits on a generous plot and has a large garden which wraps around the house.

KEY FEATURES

- UPVC double glazed windows
- Oil fired underfloor central heating
- 3 bedrooms with built-in wardrobes
- Family bathroom with shower over the bath
- Ensuite shower room
- Bright living room with beautiful sea views
- Large kitchen diner and separate utility room
- Integral garage with electric up and over door
- Parking for several vehicles
- Large garden
- St Andrews Primary School and Kirkwall Grammar School catchment area



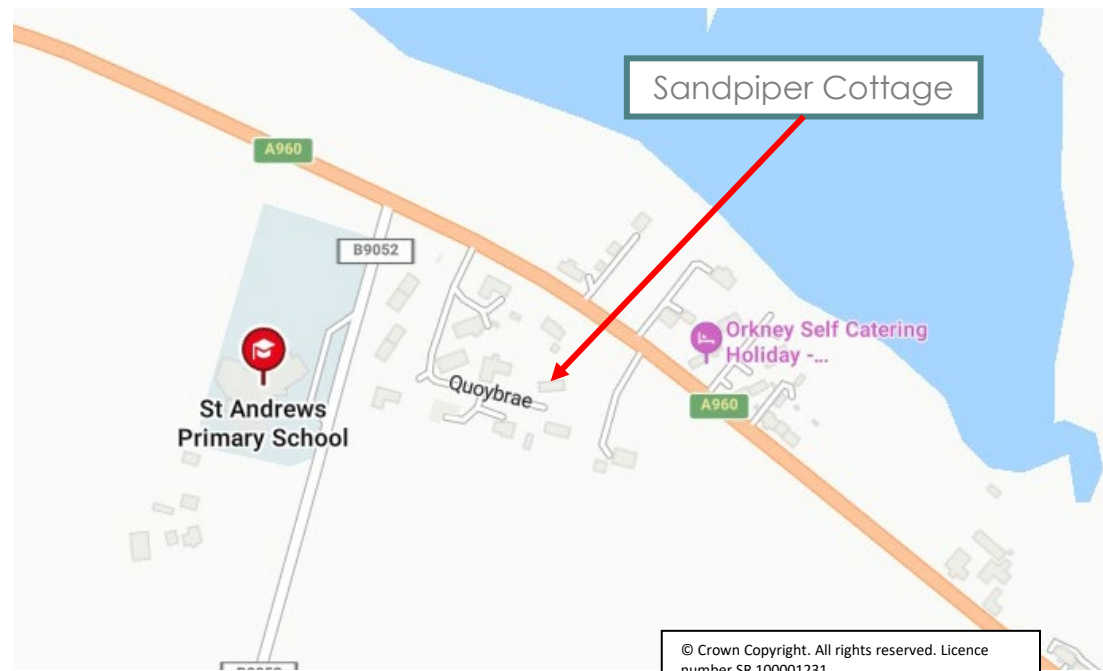
Offers Over £280,000

Sandpiper Cottage is a well-presented three-bedroom bungalow with integral garage, set within a very generous plot in the popular area of Toab. The property enjoys oil-fired underfloor central heating and UPVC double-glazed windows throughout, and is surrounded by a large wrap-around garden offering excellent outdoor space. Inside, there is a bright and welcoming living room with lovely sea views, a spacious kitchen/diner complemented by a separate utility room, and well-proportioned bedrooms served by a family bathroom with shower over bath and an en-suite shower room. Ideally located, the property is just a short walk from St Andrew's Primary School and within a convenient 10-15 minute drive of Kirkwall and its wide range of amenities. Viewing is highly recommended.

EXTRAS

Floor coverings and blinds are included in the sale price.





LOCATION

Toab is a parish in the East Mainland of Orkney, offering a peaceful rural setting while remaining conveniently close to Kirkwall. The area is well regarded for its attractive scenery, open countryside and sea views, and benefits from a strong sense of community, with St Andrew's Primary School located within the village. Kirkwall, with its full range of shops, services and transport links, is easily reached by car, making Toab an ideal location for those seeking a balance of countryside living and accessibility.

/// What3words : ///lawyer.hiring.remarried



Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

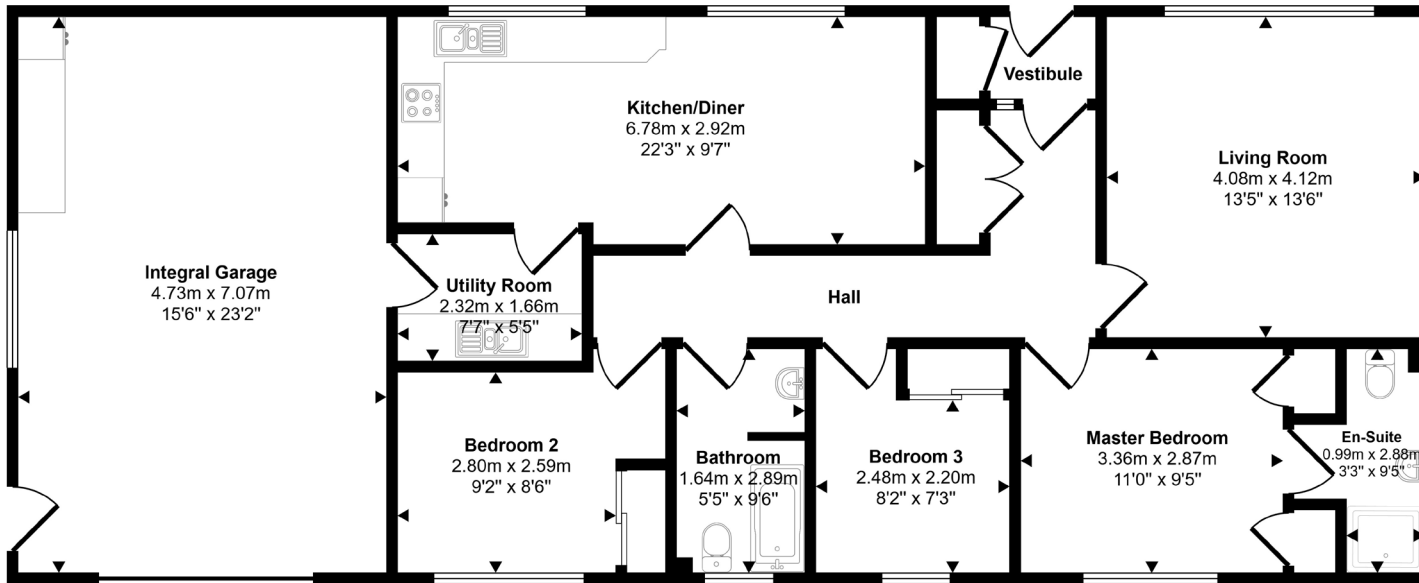


Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Approx Gross Internal Area
128 sq m / 1383 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 80 Mbps Mobile Network – EE	Band D	Band C	Flexible