



Waashjem

(extending to 2.02 acres or thereby)

 **LOWS**

Lyness, KW16 3NY

 3 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Waashjem is an attractive and spacious three-bedroom detached bungalow set within generous grounds and enjoying open views toward the Scapa Flow foreshore. Situated in the peaceful community of Lyness on the island of Hoy, the property offers a superb opportunity for those seeking modern, comfortable living in a scenic, rural setting.

KEY FEATURES

- Spacious 3-bedroom bungalow
- Extends to 2.02 acres or thereby
- Stunning views towards Scapa Flow
- Multi-fuel stove in living room
- Ground source heat pump installed in 2024
- All bedrooms with built-in wardrobes
- Master bedroom with en-suite
- Modern style kitchen with integrated appliances
- Large garage with worktop space

EXTRAS

All floor coverings and blinds are included in the sale price.

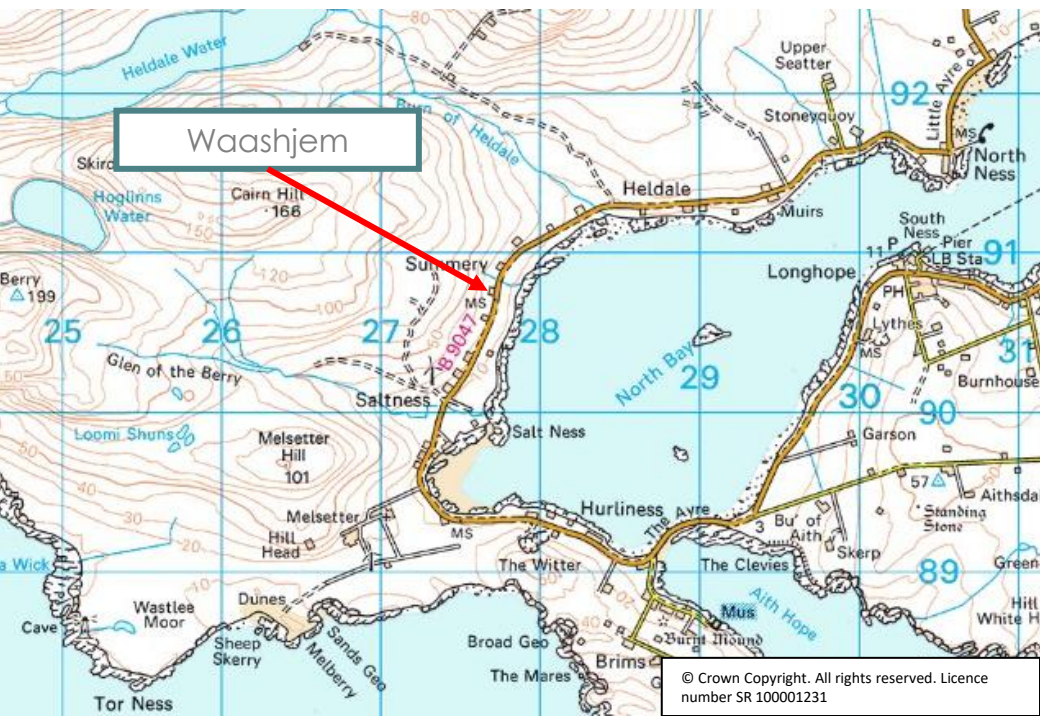


Offers Over £250,000

The large living room is a beautifully light space with dual-aspect windows, a multi-fuel stove and patio doors opening directly onto a sizeable decking area—ideal for outdoor dining and appreciating the far-reaching views. The contemporary kitchen and dining room provide excellent space for family living and entertaining, fitted with integrated appliances and ample storage.

All three bedrooms are generous doubles, each featuring built-in wardrobes. The master bedroom benefits from its own modern en-suite shower room, complementing the stylish family bathroom which includes both a bath and a separate shower. A practical utility room offers valuable additional space and convenience. The property further benefits from a substantial integral garage, complete with electric up-and-over doors and ample room for vehicles, storage or workshop use. Outside a large paddock to the rear and additional land across the road extending toward the foreshore.





LOCATION

Waashjem enjoys a peaceful and picturesque setting in Lyness, a small village located on the eastern side of the island of Hoy. Travel to and from Hoy is straightforward, with regular vehicle and passenger ferry service operating between Houton (Orkney Mainland) and Lyness, providing a vital connection for residents and visitors alike.

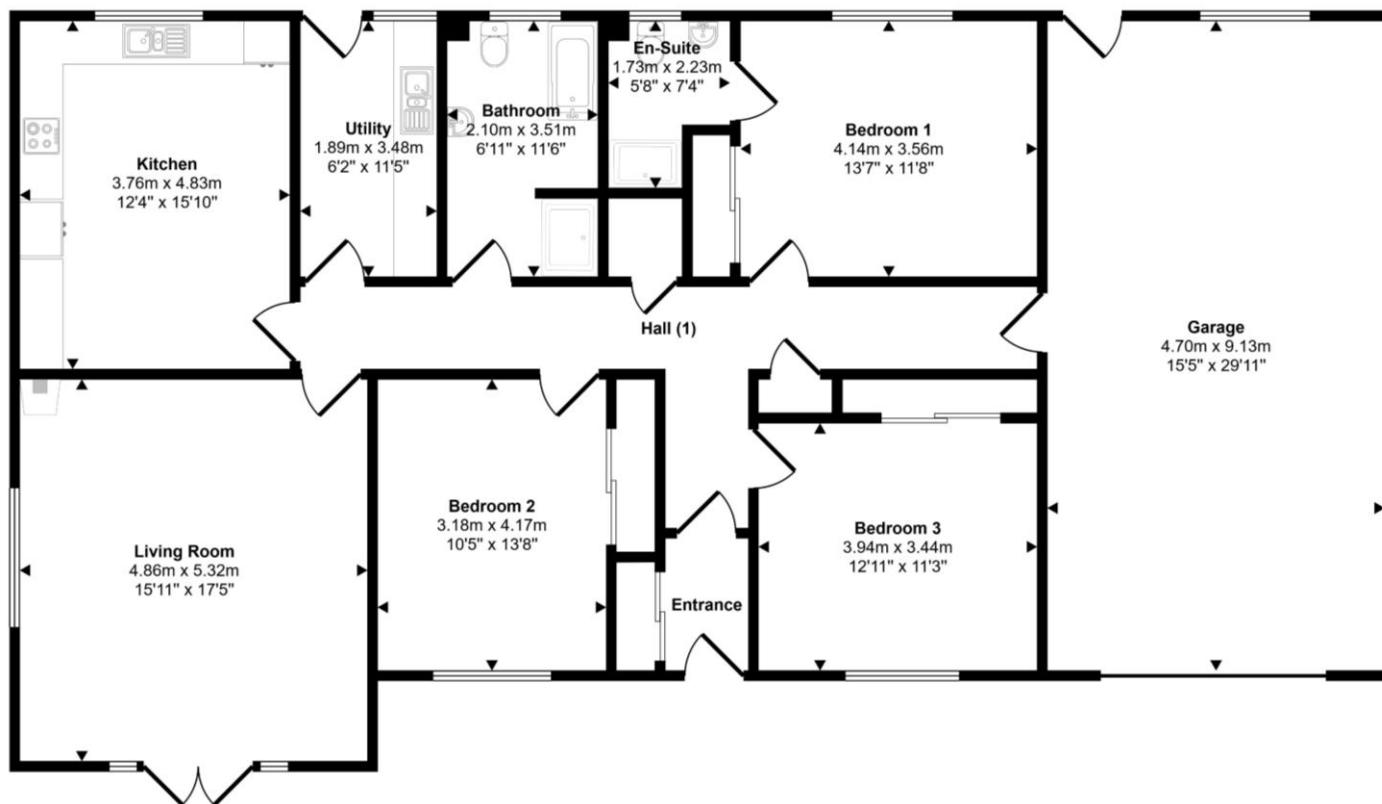
With its combination of natural beauty, rich heritage, and reliable transport connections, Lyness offers a rare blend of tranquillity and accessibility, making Waashjem an ideal base for enjoying the very best of island life in Orkney.

/// What3words : ///hulk.spillage.video





Approx Gross Internal Area
180 sq m / 1934 sq ft



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 3Mbps Mobile Network – Vodafone, EE	Band D	Band C	Flexible



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2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.