



Xarifa

 **LOWS**

Toab, KW17 2QG

 3 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Xarifa is a beautifully presented 3 bedroom bungalow with integral garage. The dwelling which also benefits from a bright living room, spacious kitchen/diner with separate utility room, bathroom and an ensuite shower room, sits on a large plot and enjoys sea views to the front.

KEY FEATURES

- UPVC double glazed windows
- Oil central heating (underfloor)
- 3 bedrooms, one of which is ensuite
- Bright living room with sea views
- Spacious kitchen/diner
- Utility room
- Family bathroom with shower over the bath
- Integral garage with electric up and over door
- Large wrap-around garden
- Sea views
- St Andrew's Primary School and Kirkwall Grammar School catchment areas



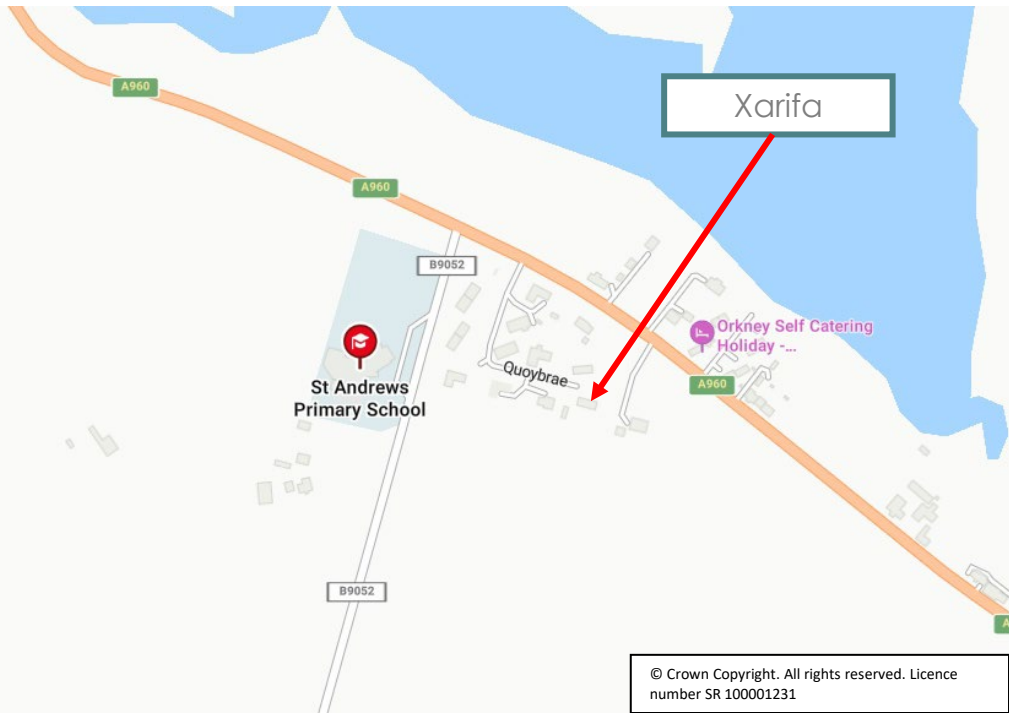
Offers Over £280,000

Xarifa in Toab is a beautifully presented three-bedroom bungalow offering comfortable, well-proportioned accommodation in a peaceful setting. The property includes an integral garage with an electric up-and-over door and features a bright living room with lovely sea views. The spacious kitchen/diner provides ample room for a table and chairs, making it ideal for family meals and entertaining, and is complemented by a practical utility room. There are three bedrooms, one of which benefits from an ensuite shower room, in addition to a family bathroom with a shower over the bath. Outside, the generous garden wraps around the property, offering plenty of outdoor space and including a sheltered South facing patio area to the rear—perfect for relaxing or enjoying the surroundings. The home is conveniently located just a short stroll from St Andrews Primary School and only a 10-minute drive from Kirkwall.

EXTRAS

Floor coverings and blinds are included in the sale price. Please note that the garden shed is not included in the sale and will be removed.





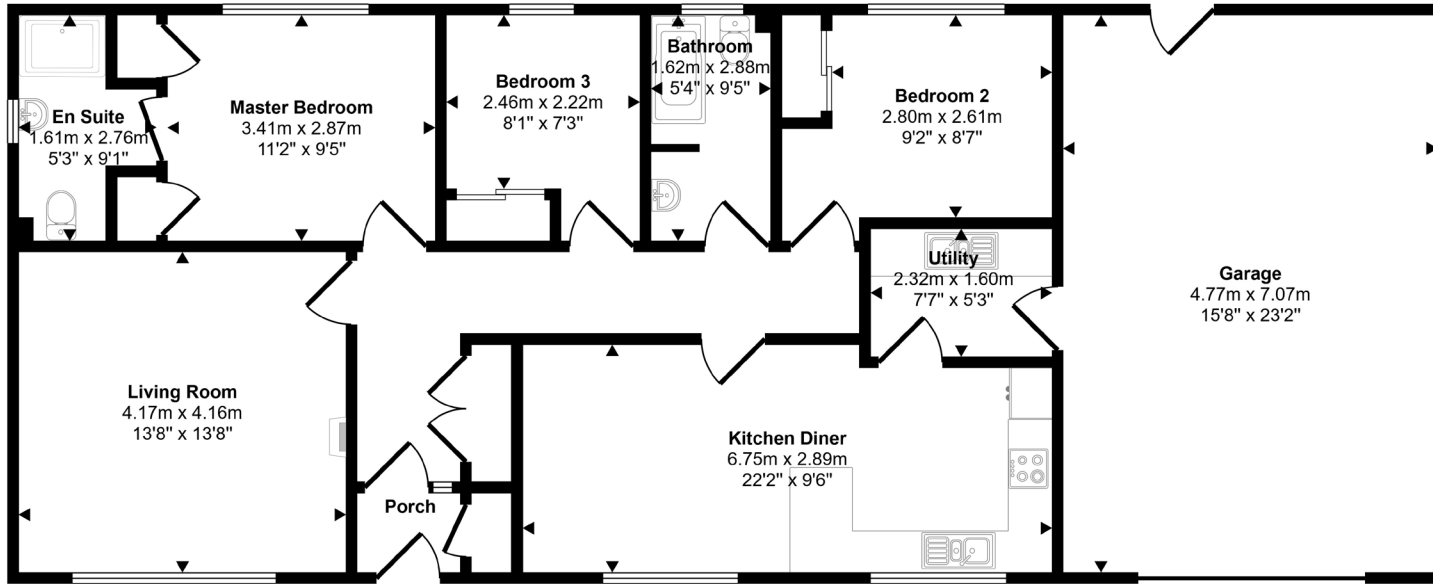
LOCATION

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 : ///fails.trickster.mime



Approx Gross Internal Area
128 sq m / 1377 sq ft



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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.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 1800Mbps Mobile Network – EE, O2	Band D	Band C	Flexible but not before 01/06/26

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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.