



# Kingshouse

Quoyloo, KW16 3LS

 **LOWS**

 2 Bed

 2 Bath

 1 Public



## TAKE A LOOK INSIDE

Kingshouse is a charming 2 bedroom dwelling with large garden, various stone outbuildings and stunning sea views. Viewing is highly recommended to fully appreciate the charm of both the property and the location.

## KEY FEATURES

- Oil central heating
- UPVC double glazed windows
- 2 double bedrooms and a further attic room
- Cosy living room with open fire and feature window from which to appreciate the beautiful sea views
- Spacious dining kitchen with flagstone floor
- Family bathroom and an ensuite shower room with sauna
- Home office/workshop
- Large garden with various stone outbuildings
- Dounby Primary School and Stromness Academy catchment areas



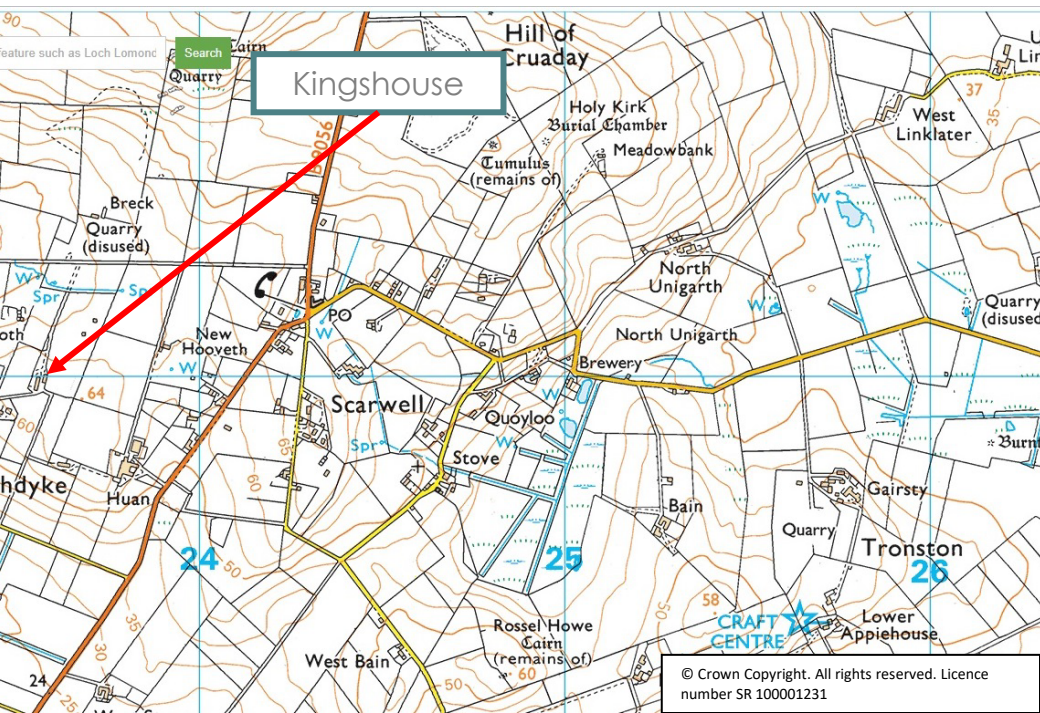
Offers Over £245,000

Kingshouse, Quoyloo is a charming and characterful two-bedroom dwelling set within an expansive plot, enjoying truly stunning sea views. This delightful home offers a unique blend of traditional features and comfortable living, with a spacious kitchen/diner boasting a flagstone floor, and a cosy dual-aspect living room complete with an open fire and a striking feature window perfectly positioned to take in the surrounding coastal scenery. The principal bedroom benefits from an ensuite shower room and a separate sauna, adding a touch of luxury, while a further attic room provides additional versatile space. Externally, the property is complemented by a range of traditional stone outbuildings and an attached greenhouse, alongside a flexible room currently utilised as a home office or workshop. With oil central heating and UPVC double glazing throughout, Kingshouse presents a rare opportunity to acquire a distinctive home in a picturesque and tranquil setting.

#### EXTRAS

Floor coverings and blinds are included in the sale price.





## LOCATION

Quoyloo is a peaceful hamlet located on the west coast of Mainland Orkney, surrounded by rolling farmland and dramatic coastal scenery.

Quoyloo is well-positioned for access to the village of Dounby, which provides essential amenities including shops, a medical practice, and a primary school. The larger town of Stromness, with its ferry terminal, supermarket, and cultural attractions, is also within easy reach.

/// What3words : ///armrest.essays.pancake



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.

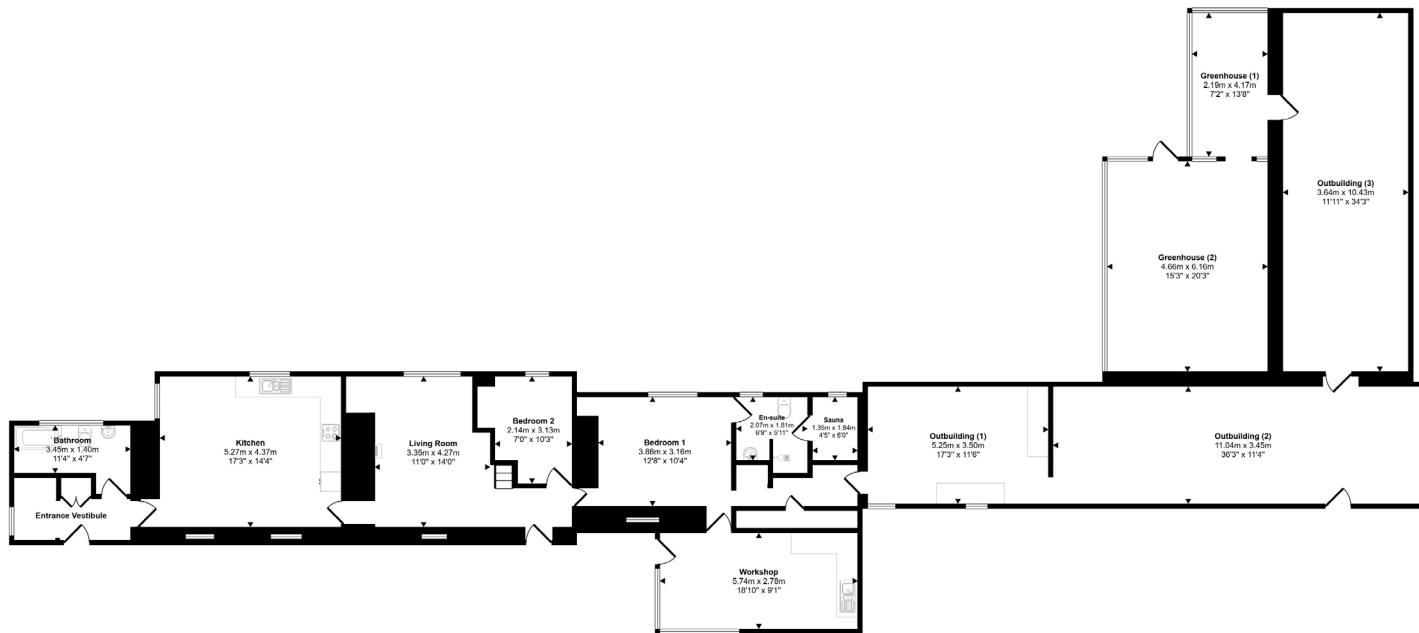


Viewing

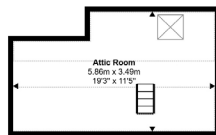
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor  
Approx 281 sq m / 2808 sq ft



First Floor  
Approx 18 sq m / 199 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 9Mbps Mobile Network – Vodafone, EE, O2	Band A	Band E	Flexible