



# Three-One-Four



Scorradale, Orphir, KW17 2RF



4-5 Bed



3 Bath



1 Public



## TAKE A LOOK INSIDE

Three-One-Four is an impressive 4-5 bedroom detached Fjogstad situated within the highly sought after area of Scorradale in the picturesque parish of Orphir. Enjoying a tranquil rural setting with stunning sea views across to Hoy, Graemsay and Stromness, the property offers spacious and flexible family accommodation while remaining within convenient reach of both Kirkwall and Stromness.

Properties are rarely available in this location so viewing is highly recommended to appreciate all that is on offer.

## KEY FEATURES

- Nordan timber framed double glazed windows and doors
- Oil central heating
- Electric underfloor heating to ground floor and first floor bathrooms
- Photovoltaic solar panels which help with electricity costs
- Spacious living room with dining area and sliding patio doors to balcony
- Kitchen with dining area and access to balcony
- Bedroom 5/office and bathroom on ground floor
- 4 bedrooms, 3 with built in wardrobes and one with access to balcony and bathroom on first floor
- Lower ground floor features a large garage, laundry room, boiler room, WC and a studio room
- Garden surrounds the property



Offers Over £410,000

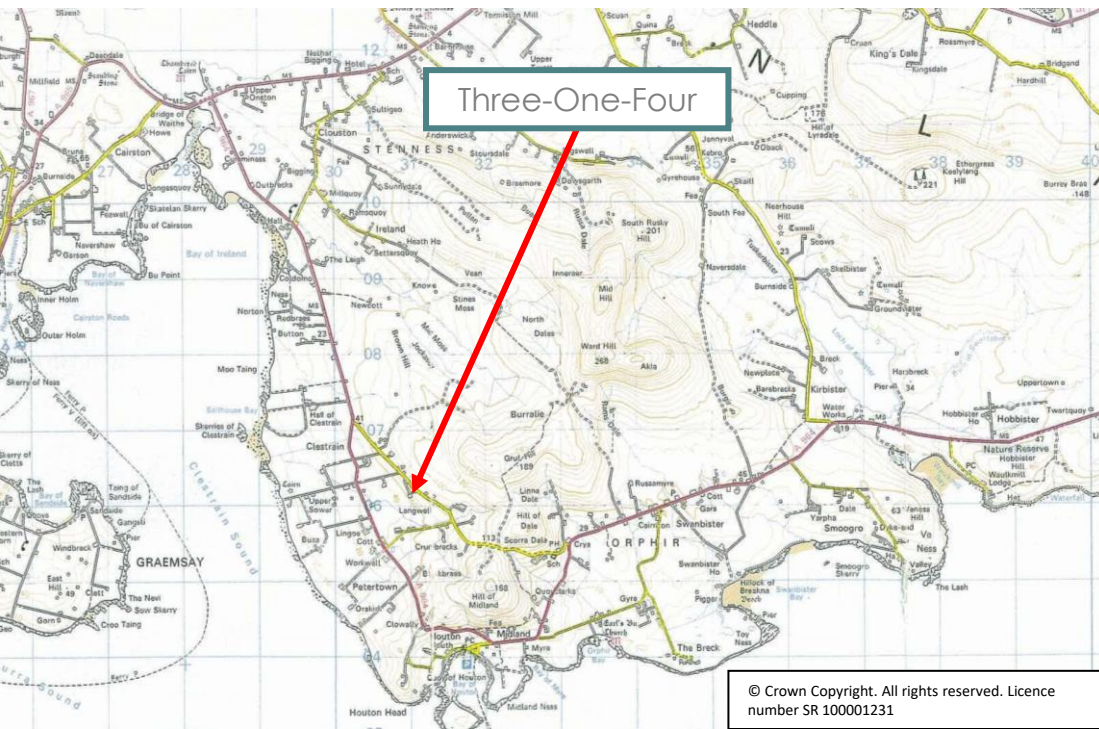
At the heart of the home is the spacious living room with dining area, featuring sliding patio doors opening onto a balcony, perfectly positioned to take advantage of the surrounding views. The kitchen also incorporates a dining area with access to the balcony, creating an ideal space for both everyday family life and entertaining.

The accommodation is flexible and well suited to modern living, with a bedroom 5/office and bathroom located on the ground floor, ideal for home working or guest accommodation. On the first floor there are four further bedrooms, three of which benefit from built-in wardrobes, while one bedroom also enjoys direct access to a balcony. A further bathroom serves the first-floor accommodation.

The lower ground floor provides excellent additional space and practicality, incorporating a large garage, laundry room, boiler room, WC and studio room, offering superb versatility for hobbies, storage or workspace requirements. Externally, the property is surrounded by garden grounds which complement the peaceful setting.







## LOCATION

Three-One-Four is situated in Scorradale within the picturesque parish of Orphir, an area renowned for its beautiful coastal scenery and open countryside. The location offers a peaceful rural setting while remaining within convenient reach of both Kirkwall and Stromness.

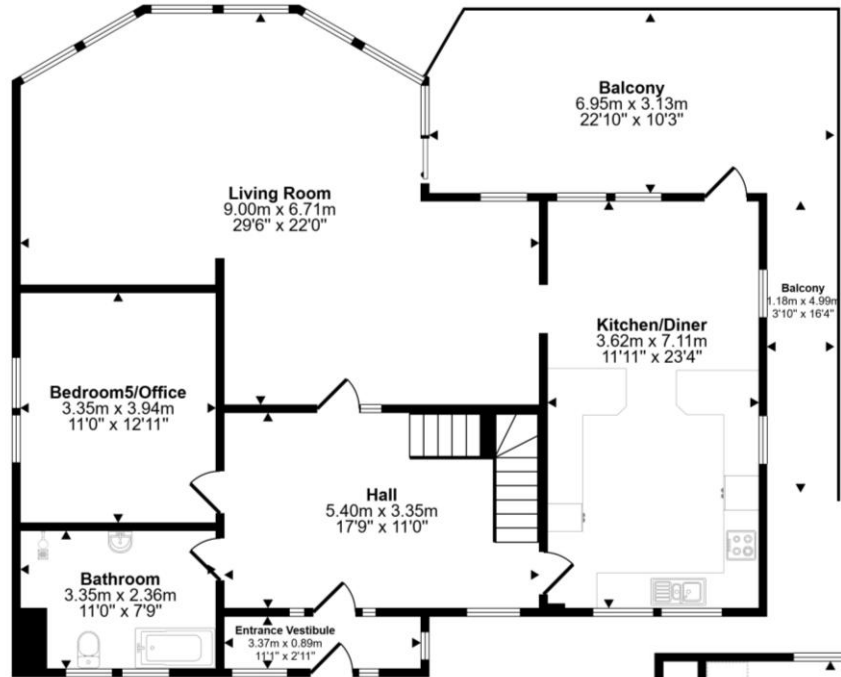
Orphir benefits from a range of local amenities including a primary school and community, together with excellent opportunities for walking and outdoor pursuits. The nearby coastline and surrounding countryside provide a tranquil backdrop, making the area particularly appealing for those seeking a quieter lifestyle within easy reach of Mainland amenities.

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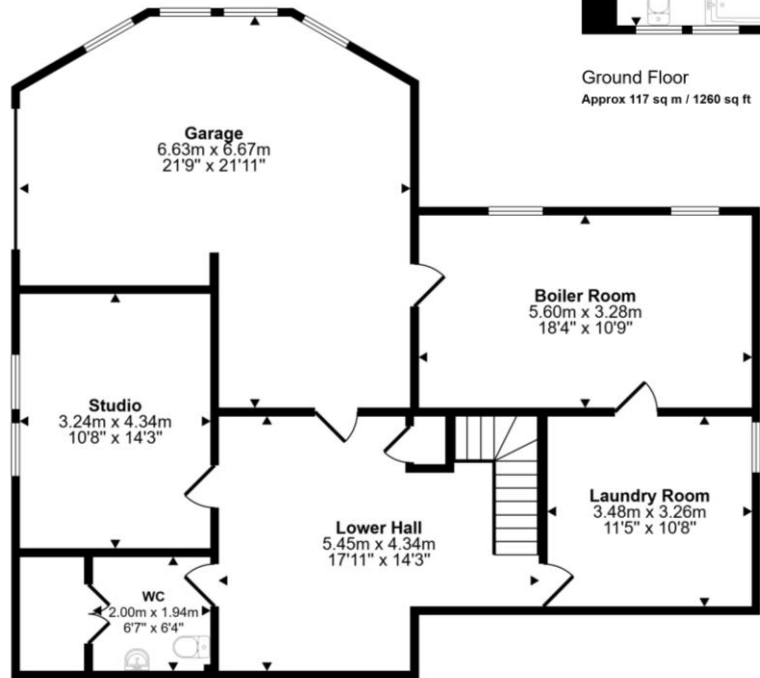




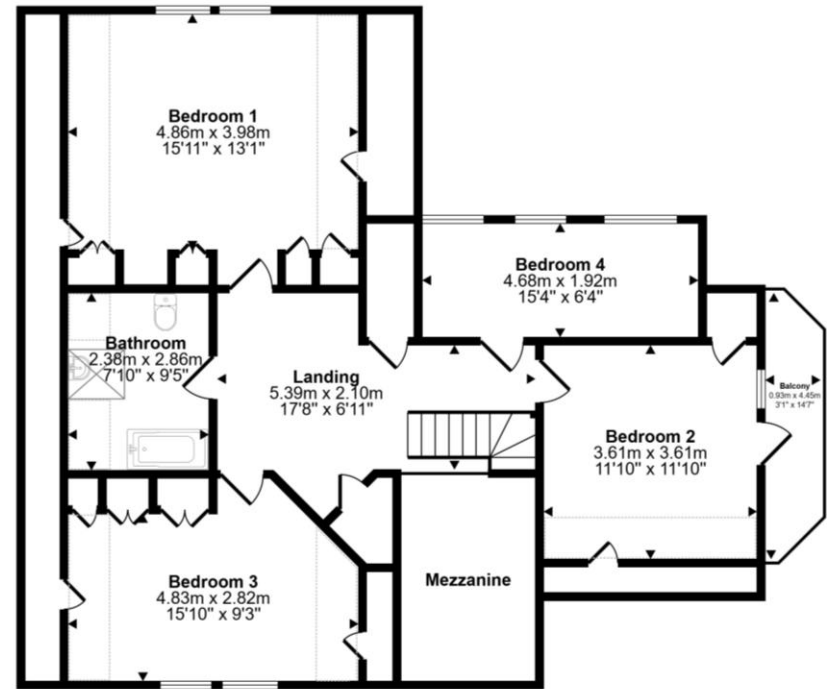




Ground Floor  
Approx 117 sq m / 1260 sq ft



Lower Ground Floor  
Approx 110 sq m / 1184 sq ft



First Floor  
Approx 98 sq m / 1050 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 46Mbps Mobile Network – Vodafone, EE, O2 & Three	F	C	Flexible

## EXTRAS

Floor coverings, curtains and Hotpoint freezer are included in the sale price. Some additional items may be available by separate negotiation.



Thinking about selling?

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Viewing

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

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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.