



2 Petticoat Lane



Orphir, KW17 2RP

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Set in a peaceful rural position in the popular parish of Orphir, 2 Petticoat Lane is a well-presented two-bedroom semi-detached bungalow offering comfortable single-level living, generous garden grounds and beautiful open outlooks over the surrounding countryside.

KEY FEATURES

- Spacious 2 bedroom semi-detached bungalow
- Bright living room with solid fuel stove
- Air-source heating
- Kitchen with integrated appliances including dishwasher
- Bathroom with separate shower cubicle
- Large garden grounds including patio area and garden shed
- School catchment area for Orphir Primary School and Kirkwall Grammar School

EXTRAS

Floor and window coverings, dishwasher and garden shed are included in the sale price. Some additional items may be available by separate negotiation.



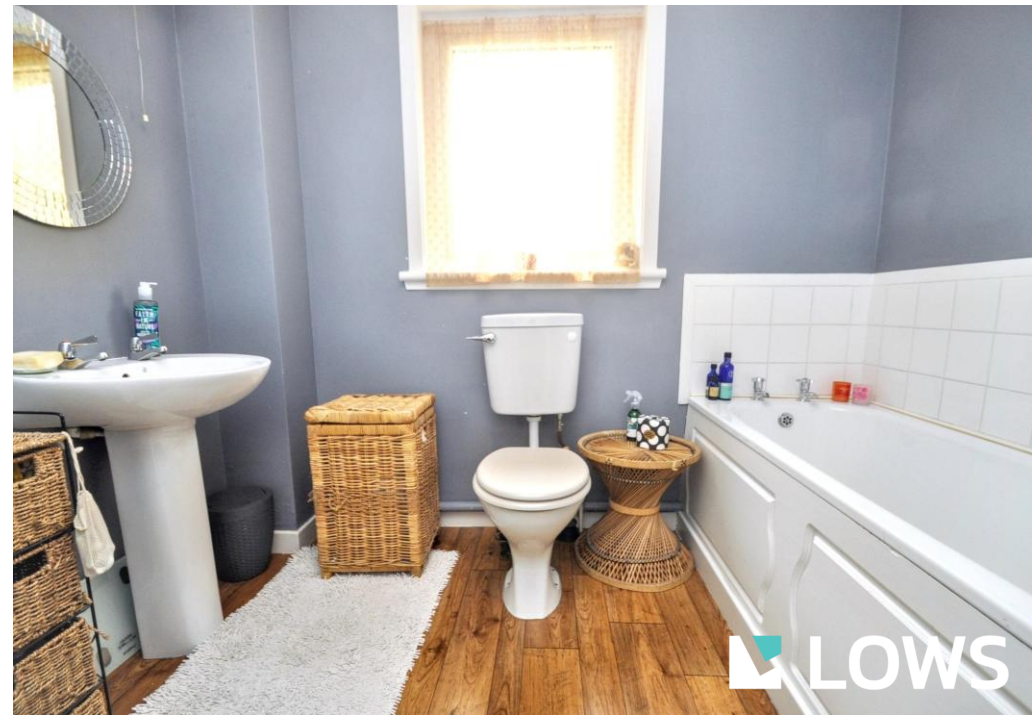
Offers Over £160,000

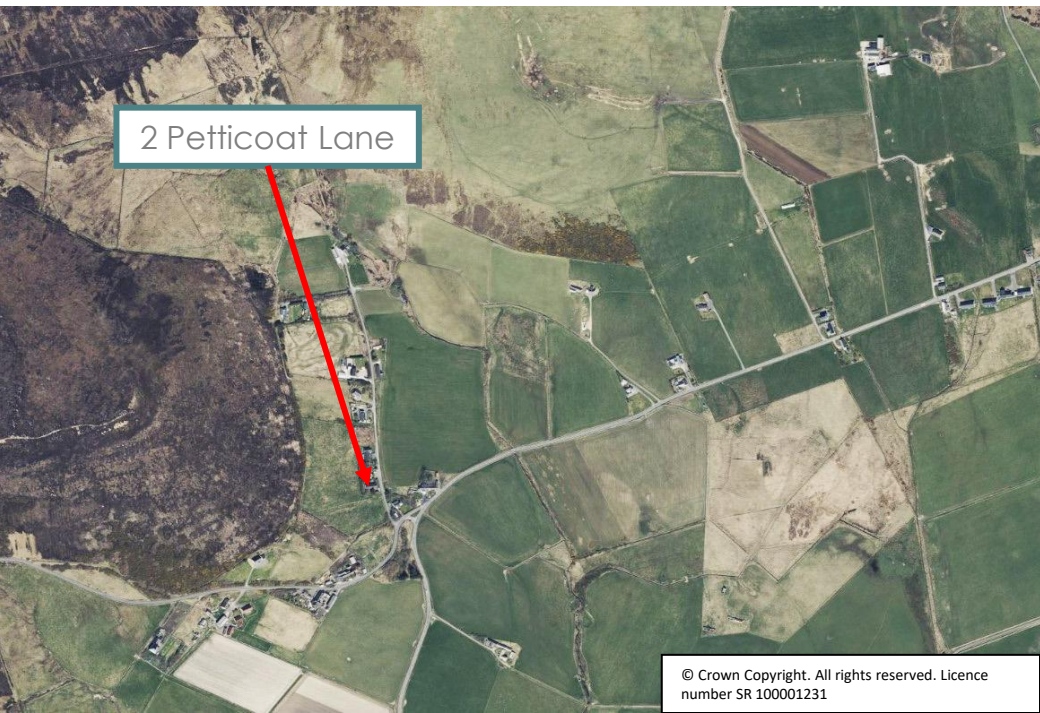
The property comprises a bright and welcoming living room, featuring a solid fuel stove and open access through to the kitchen, creating a practical and sociable living space. The kitchen is well laid out with good storage and workspace and enjoys pleasant views over the garden and surrounding landscape.

There are two spacious bedrooms, both offering excellent proportions and natural light. The bathroom is fitted with a bath, wash hand basin and WC, along with a separate shower cubicle, providing added convenience. A large storage cupboard offers valuable additional internal storage.

The home benefits from air source heating, contributing to energy-efficient living.

Externally, the property is set within extensive garden grounds, providing ample space for outdoor seating, gardening or recreation, along with off-road parking. The peaceful location offers a high degree of privacy while remaining within easy reach of Kirkwall and local amenities.





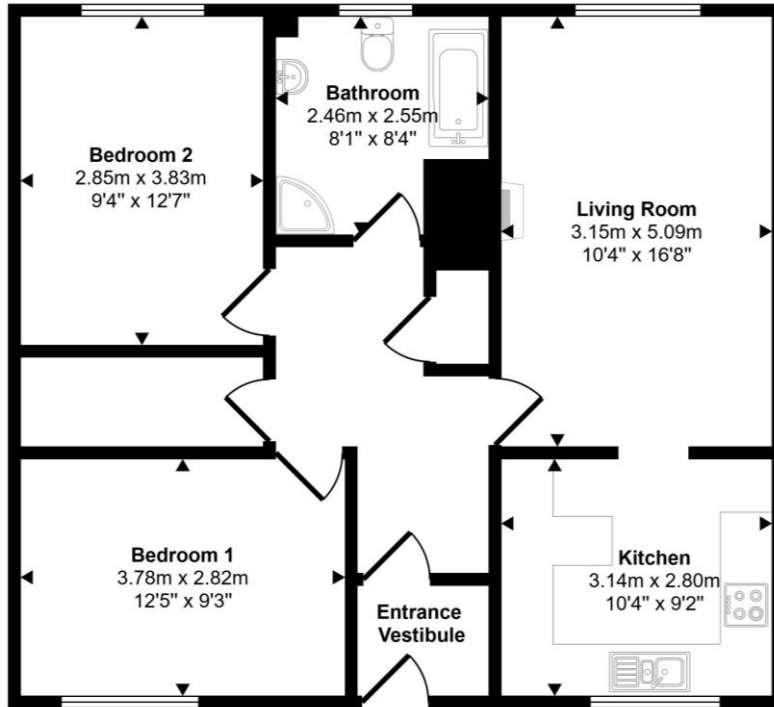
LOCATION

2 Petticoat Lane is situated in a quiet rural position within the highly regarded parish of Orphir, on the Orkney Mainland. The area is known for its attractive countryside, coastal scenery and strong community feel. Local amenities in Orphir include a primary school, village hall and nearby beach walks, while a wider range of services, shops, schools and transport links can be found in Kirkwall, within easy driving distance. The location offers an ideal balance of peaceful rural living with convenient access to Orkney's main town and employment centres.

/// What3words : [///swelling.waiters.chuck](https://www.what3words.com/#!/swelling.waiters.chuck)



Approx Gross Internal Area
70 sq m / 755 sq ft



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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.