



Lilburn



Orphir, KW17 2RF



4/5 Bed



2 Bath



1 Public



TAKE A LOOK INSIDE

Nestled in a peaceful rural setting with outstanding views towards the Hoy hills, Lilburn is a spacious and versatile 4-5 bedroom detached bungalow offering generous accommodation, excellent outbuildings and beautifully maintained garden grounds.

KEY FEATURES

- 4 generous sized bedrooms, 3 of which having built-in wardrobes
- Bright and spacious living room with fantastic views
- Large kitchen with Rangemaster cooker
- uPVC glazed windows
- Oil central heating
- Wet room style shower room
- Garage, greenhouse, potting shed and 2 sheds/workshops
- Fantastic views towards Hoy
- School catchment area for Orphir Primary School and Kirkwall Grammar School

EXTRAS

Window and floor coverings, white goods, Rangemaster cooker and some items of furniture are included in the sale price.

Offers Over £305,000

The property enjoys a bright and welcoming interior, with a particularly spacious living room positioned to take full advantage of the stunning outlook across open countryside. A large kitchen provides ample room for a dining table and chairs, making it an ideal hub for family life and entertaining.

The accommodation is flexible and comprises four well-proportioned double bedrooms, three of which benefit from built-in wardrobes. A separate utility room offers further practicality and could easily serve as a fifth bedroom, home office or hobby room if required. The property also features a wet room-style shower room and an additional WC with shower, ensuring convenience for busy households.

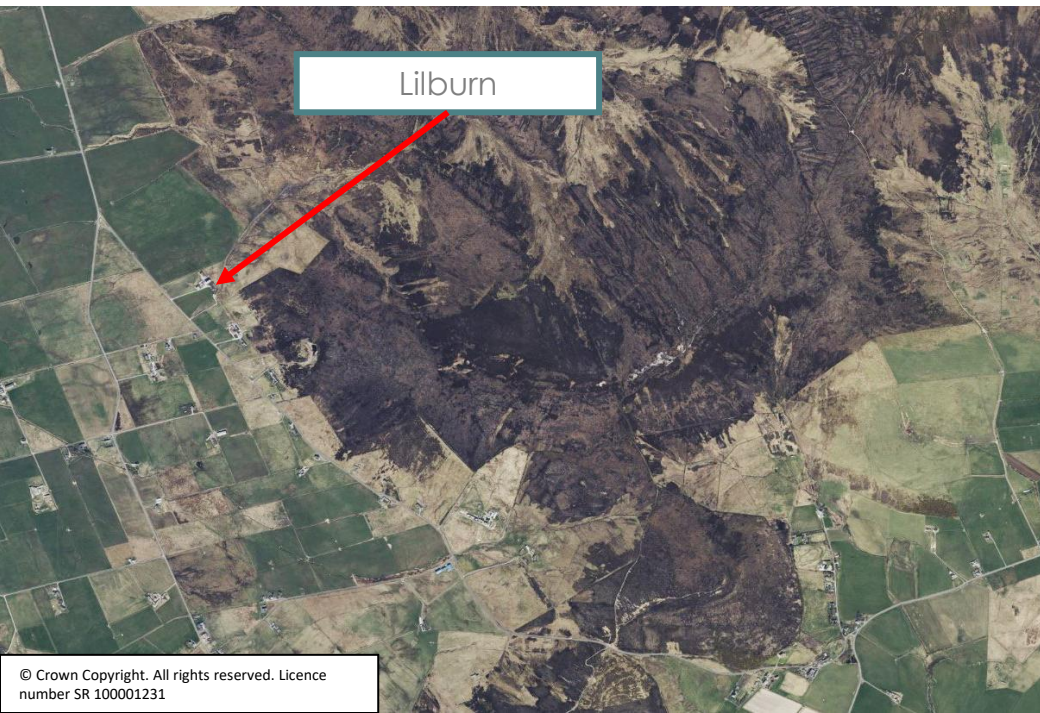
Externally, the property is set within attractive front and rear gardens, with a patio area to the side providing a sheltered space for outdoor dining and relaxation. The gardens are well established, with lawns, mature planting and pathways leading to a range of useful outbuildings.

A standout feature of the property is the excellent external provision, including a garage, potting shed, greenhouse and multiple sheds/workshop spaces — perfect for gardening enthusiasts, DIY projects or those seeking extensive storage and workspace.





 L O W S



LOCATION

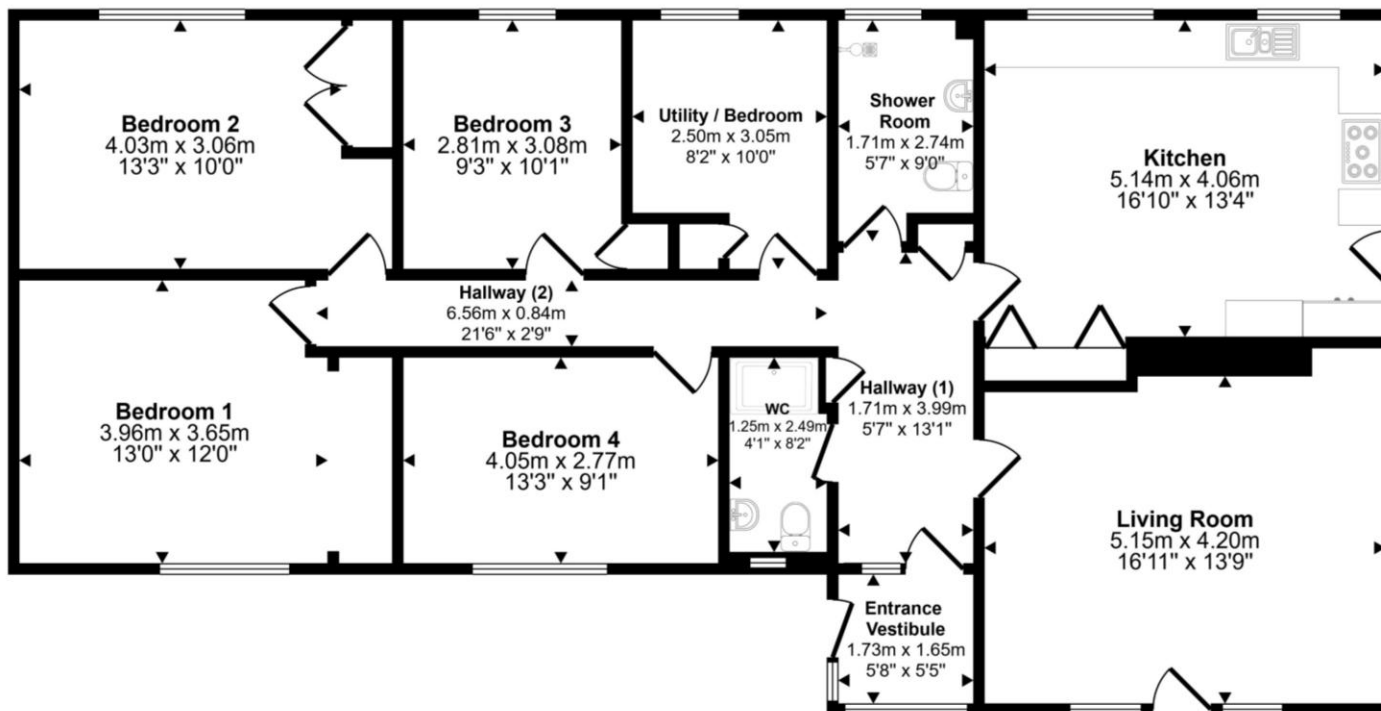
Lilburn is set in a peaceful rural position within the highly regarded parish of Orphir, on Orkney's Mainland. The property enjoys an attractive setting surrounded by open countryside, with far-reaching views towards the Hoy hills and across the surrounding farmland, providing a strong sense of space and privacy.

Despite its tranquil location, the property is conveniently placed within easy reach of Kirkwall, Orkney's main town, where a wide range of amenities can be found including supermarkets, shops, schools, healthcare facilities and transport links. The village of Orphir offers a welcoming community atmosphere, with local amenities including a primary school, village hall and historic sites.

 What3words : [///sometimes.opened.kick](https://www.what3words.com/sometimes.opened.kick)



Approx Gross Internal Area
134 sq m / 1437 sq ft



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Viewing

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Mains Water Mains Electricity Private Septic Tank Broadband Speed – 1800 Mbps Mobile Network – Vodafone, EE, O2	Band D	Band D	Flexible

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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.