



Kellyan,

Evie, KW17 2PJ

 **LOWS**

 3 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Kellyan is a spacious three-bedroom bungalow situated on the edge of Evie village, offering an exceptional combination of privacy, space, and convenience. Enjoying stunning sea views towards Rousay, generous garden grounds, and an excellent range of outbuildings, this well-presented home benefits from uPVC double glazing and oil-fired central heating, and is ideally positioned close to local amenities and the beautiful shoreline at Aikerness Beach.

EXTRAS

Floor coverings are included in the sale price.

KEY FEATURES

- UPVC double glazing
- Oil-fired central heating
- 3 bedrooms
- Bright and spacious living room with stunning sea view
- Kitchen/diner
- Bathroom with bath and separate shower
- Generous garden space with lawns and raised vegetable beds
- Garage, Bothy, Workshop, log store and two potting sheds
- Evie Primary School and Stromness Academy catchment area



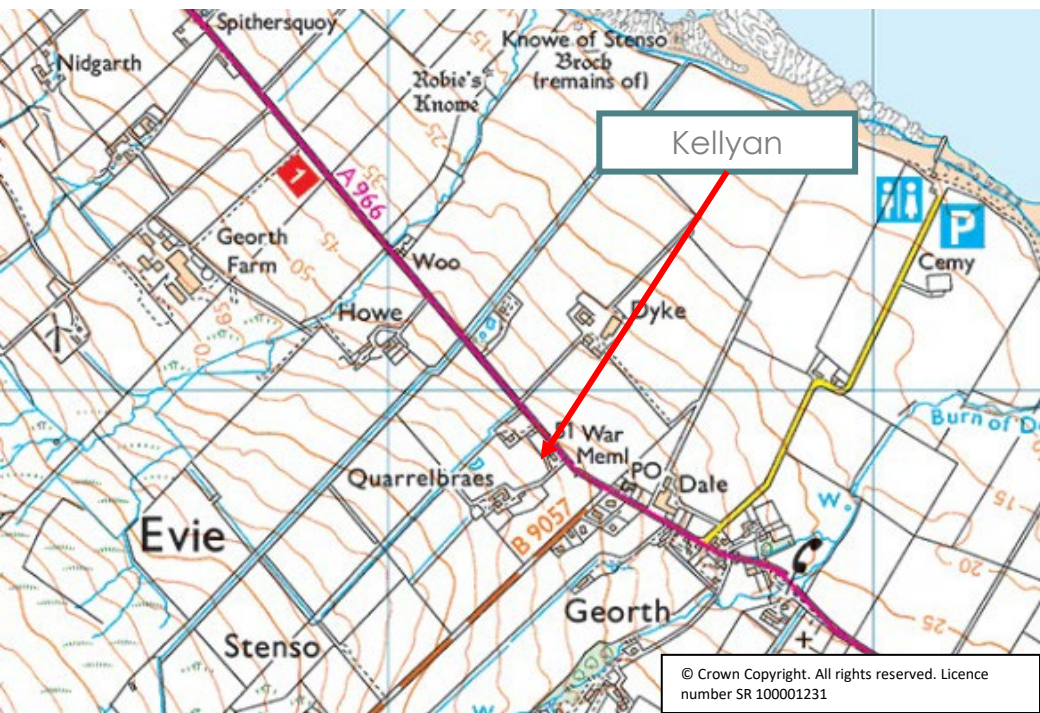
Offers Over £255,000

Set within extensive and thoughtfully landscaped grounds, Kellyan is a delightful three-bedroom bungalow that enjoys a peaceful setting with beautiful open views across the sea towards Rousay. The bright and spacious living room is a particularly attractive feature of the home, with a large window framing the stunning outlook and a cosy log burner creating a welcoming focal point. The accommodation also includes a kitchen/diner, three bedrooms, and a family bathroom fitted with both a bath and a separate shower. Outside, the property offers an abundance of space and versatility, with the garden divided into a number of distinct areas by established hedging, creating attractive sections of lawn alongside raised vegetable beds. A comprehensive range of outbuildings further enhances the appeal, including a garage, workshop, bothy, log store, and potting shed, providing excellent storage, hobby, and workspace options. Combining a rural feel with the convenience of village amenities nearby, and with Aikerness Beach just a short distance away, Kellyan presents an excellent opportunity to enjoy comfortable island living in a highly desirable location.





 **LOWS**



LOCATION

Kellyan is located on the outskirts of Evie Village where there is a primary school, Mistra general store and post office and Eviedale honesty shop. The property sits on the No. 6 bus route and is 6 miles from Dounby and 9 miles from Finstown.

/// What3words : ///expanded.bordering.evenings



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.

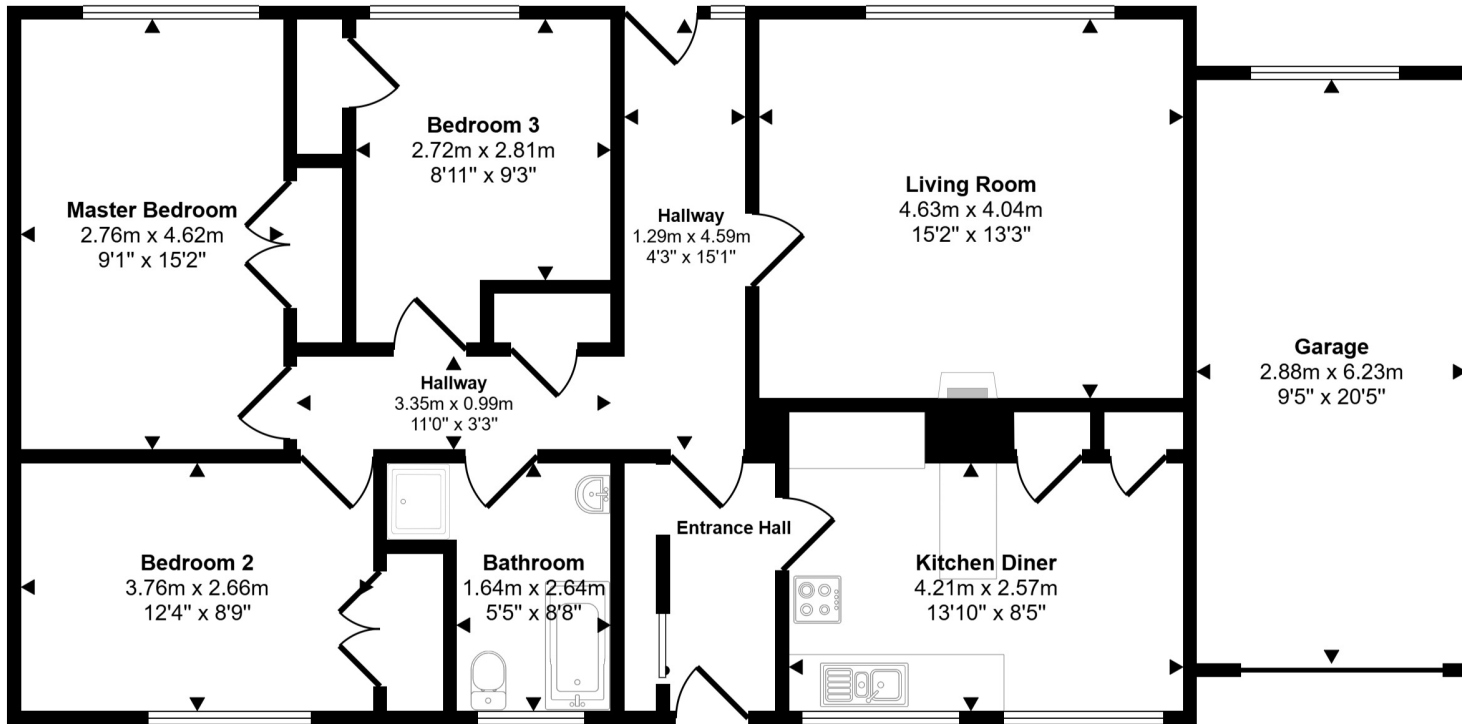


Viewing

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.



Floorplan

Approx 111 sq m / 1195 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 23 Mbps Mobile Network – EE, O2, Vodafone	Band C	Band E	Flexible