



Myrtle Villa

Hoxa, KW17 2TW



 4-5 Bed

 2 Bath

 2 Public



TAKE A LOOK INSIDE

Occupying an elevated position in Hoxa, Myrtle Villa is a spacious four/five-bedroom detached family home enjoying breathtaking panoramic views across the Sands of Wright, Widewall Bay and towards the Scottish mainland.

Outside, the property is surrounded by attractive mature gardens, predominantly laid to lawn, offering a peaceful and private outdoor environment. A garage, utility room and ample parking further enhance the practicality of this wonderful home.

KEY FEATURES

- UPVC framed double glazed
- Oil central heating
- Kitchen with integral oven and gas hob
- Dining room
- Bedroom 5/lounge
- WC
- Spacious living room, 4 bedrooms and family bathroom on first floor
- Garage and utility room
- Beautifully maintained mature garden with lawn
- Elevated sea views over the Sands of Wright and Widewall Bay and to the Scottish mainland

Offers Over £310,000

(£30,000 Less Than Home Report Valuation)

Myrtle Villa is a spacious four/five-bedroom detached family home set in an elevated position in Hoxa, South Ronaldsay. Enjoying beautiful panoramic sea views, well maintained gardens and flexible accommodation throughout, this is a wonderful opportunity to acquire a home in one of Orkney's most scenic coastal locations.

The ground floor features a spacious lounge, a well-appointed kitchen with integrated appliances, a separate dining room, a versatile fifth bedroom or additional reception room, together with a convenient WC. Upstairs are four generously proportioned bedrooms and a family bathroom, providing ample accommodation for growing families or those requiring home-working space.

EXTRAS

Floor coverings, curtains and included in the sale price.





LOCATION

Myrtle Villa stands in an elevated position in Hoxa combining the tranquillity of rural island living with convenient access to local amenities nearby. The village of St Margaret's Hope is a few miles away and Kirkwall is a 30-minute drive via the Churchill Barriers.

/// What3words : [///archduke.processor.declining](https://www.what3words.com/#!/archduke.processor.declining)



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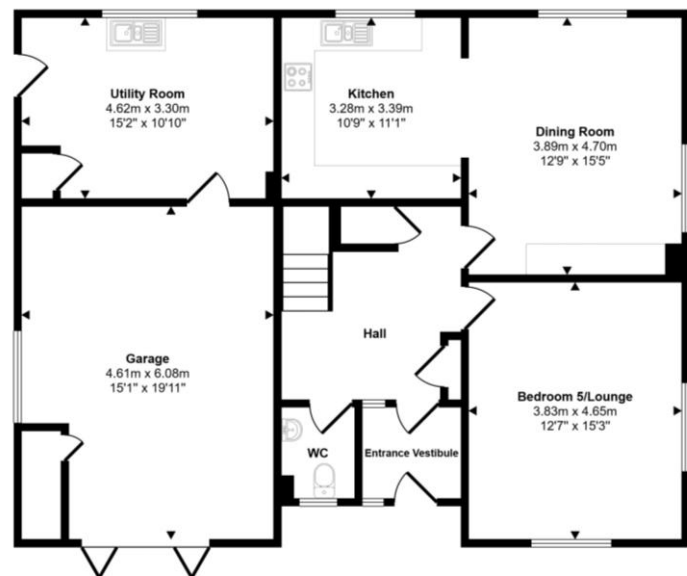


Viewing

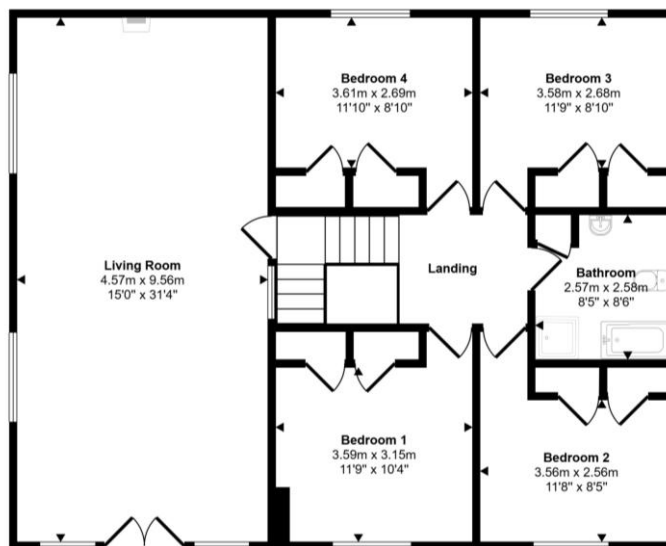
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor



First Floor

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