



# Glenerne

Holm, KW17 2RU

 **LOW'S**

 4 Bed

 1 Bath

 2 Public



## TAKE A LOOK INSIDE

Glenerne is a spacious and immaculately presented four-bedroom detached dwellinghouse occupying a generous plot within Holm. Enjoying a peaceful countryside setting just a short drive from Kirkwall, the property offers bright and versatile accommodation, beautifully maintained gardens and outdoor facilities, making it an outstanding family home in a fantastic location.

A 4-acre paddock may also be available by separate negotiation.

## KEY FEATURES

- UPVC double glazed windows and doors
- Living room with dual aspect
- Kitchen with integral oven, hob and washing machine
- Dining room with space for table and chairs
- Neutral décor throughout
- Three bedrooms and modern shower room on ground floor
- Bedroom on first floor with built in storage
- Enclosed mature garden to lawn with trees, bushes and plants
- Large parking area, garage with WC, utility and 2 garden stores
- 4 acre paddock may be available by separate negotiation



Offers Over £325,000

The accommodation has been thoughtfully arranged to suit a variety of lifestyles, with three well-proportioned bedrooms and a contemporary shower room located on the ground floor. A further first-floor bedroom with built-in storage provides an ideal principal bedroom, guest accommodation or home office, offering flexibility for modern family life. Externally, Glenerne is surrounded by attractive enclosed gardens laid mainly to lawn and enhanced by mature trees, shrubs and planting, creating a private and peaceful outdoor environment. A large parking area provides ample space for several vehicles, while the garage incorporates a WC, there is a utility room and two garden stores, offering excellent storage and workshop facilities.

EXTRAS

Floor coverings, curtains, blinds, tumble dryer and fridge/freezer are included in the sale price. Some additional items of furniture may be available by separate negotiation.





## LOCATION

Situated in the picturesque parish of Holm, the property enjoys the best of both worlds—peaceful rural living with convenient access to Kirkwall's excellent range of shops, supermarkets, schools, leisure facilities and transport links. Holm itself benefits from a primary school not far away and easy access to some of Orkney's most beautiful coastal walks and beaches.

/// What3words : ///dinosaur.universes.nurture



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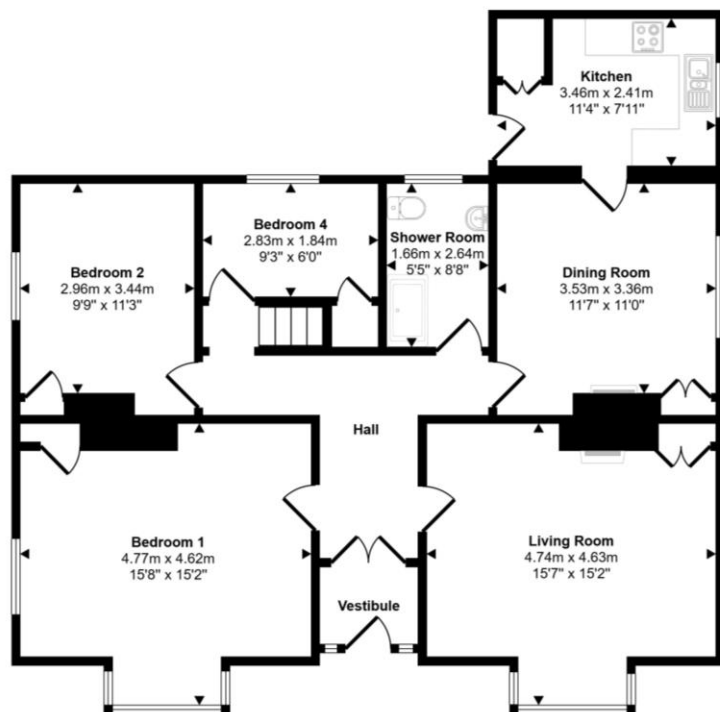


Viewing

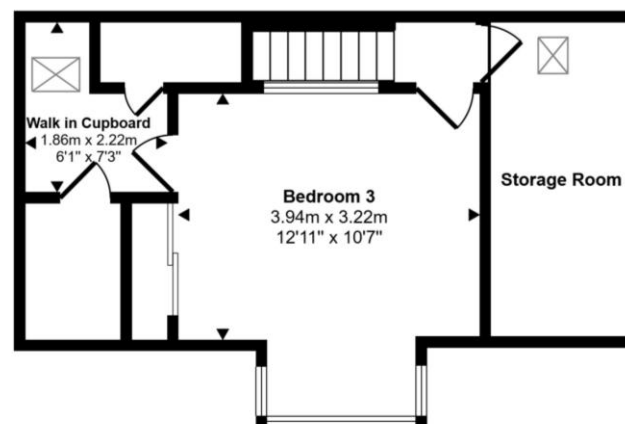
For an appointment to view please contact Lows on 01856 873151 or [enquiries@lowsorkney.co.uk](mailto:enquiries@lowsorkney.co.uk)



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<br>Mains Electricity<br>Mains drainage<br>Broadband Speed – 50 Mbps<br>Mobile Network – Vodafone, O2, EE & Three | C                    | F          | Flexible      |

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- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.