



The Sciennes,

Glaitness Road, Kirkwall, KW15 1BA



 5 Bed

 3 Bath

 4 Public



TAKE A LOOK INSIDE

Rarely available on the market, this outstanding five-bedroom detached period property has been sympathetically renovated and thoughtfully extended to create an exceptional family home of remarkable quality and style. Beautifully presented throughout, the property seamlessly combines character with contemporary finishes, offering generous, versatile accommodation ideally suited to modern family living.

KEY FEATURES

- UPVC double glazed windows and composite front door
- Combination of air to air heating, panel heaters and 2 multifuel stoves
- 5 bedrooms
- Living room, playroom, sunroom and family room
- Bathroom, 2 shower rooms and a WC
- Kitchen with separate utility room
- 5 bedrooms including a master suite with ensuite shower room and dressing room
- Driveway leading to integral garage
- Large fully-enclosed garden with sun-trap patio, summerhouse and garden shed

EXTRAS

Floor coverings, blinds and master suite curtains are included in the sale price.

Offers Over £510,000

The ground floor has been designed with both everyday life and entertaining in mind, creating a wonderful sense of flow between the principal living areas. A welcoming living room opens through to the beautifully appointed kitchen, complete with an electric Aga, integrated fridge and dishwasher, and an island unit, before leading into the impressive family and dining room. Flooded with natural light and providing direct access to the garden, this sociable space forms the heart of the home. A delightful sunroom provides the perfect place to relax and enjoy the garden outlook, while a separate playroom offers valuable additional living space with flexibility for a home office or snug. Completing the ground floor are a utility room, shower room, separate WC and an integral garage.

On the first floor, five well-proportioned bedrooms provide excellent family accommodation. The superb principal suite is a particular highlight, featuring a luxurious dressing room, an en-suite shower room and a striking feature window perfectly positioned to capture attractive views towards Kirkwall Harbour. A further contemporary bathroom serves the remaining bedrooms.

Externally, the property enjoys a generous enclosed garden, offering a safe and private setting for families and outdoor entertaining alike. A sheltered sun-trap patio provides an ideal space for al fresco dining, while the summer house and garden shed add practicality and versatility. A private driveway provides off-street parking and leads directly to the integral garage.

The property has been finished to an exceptionally high standard throughout and benefits from an energy-efficient combination of air-to-air source heating, panel heaters and two stoves. Further enhancements include external insulation, UPVC double glazing throughout and a modern composite front door.

Offering an outstanding combination of space, quality and location, this is a truly special home that rarely becomes available. Early viewing is highly recommended to fully appreciate the generous accommodation, exceptional standard of finish and wonderful lifestyle this impressive property has to offer.







LOCATION

The Sciennes is located on Gaitness Road which is a highly regarded residential area in Kirkwall, offering a peaceful yet convenient setting within easy reach of the town's many amenities, with local shops, schools, and leisure facilities all close by. Gaitness Road is well-connected by public transport and road links, making it a desirable choice for families, professionals, and retirees alike.

/// What3words : ///drank.pointer.airbase







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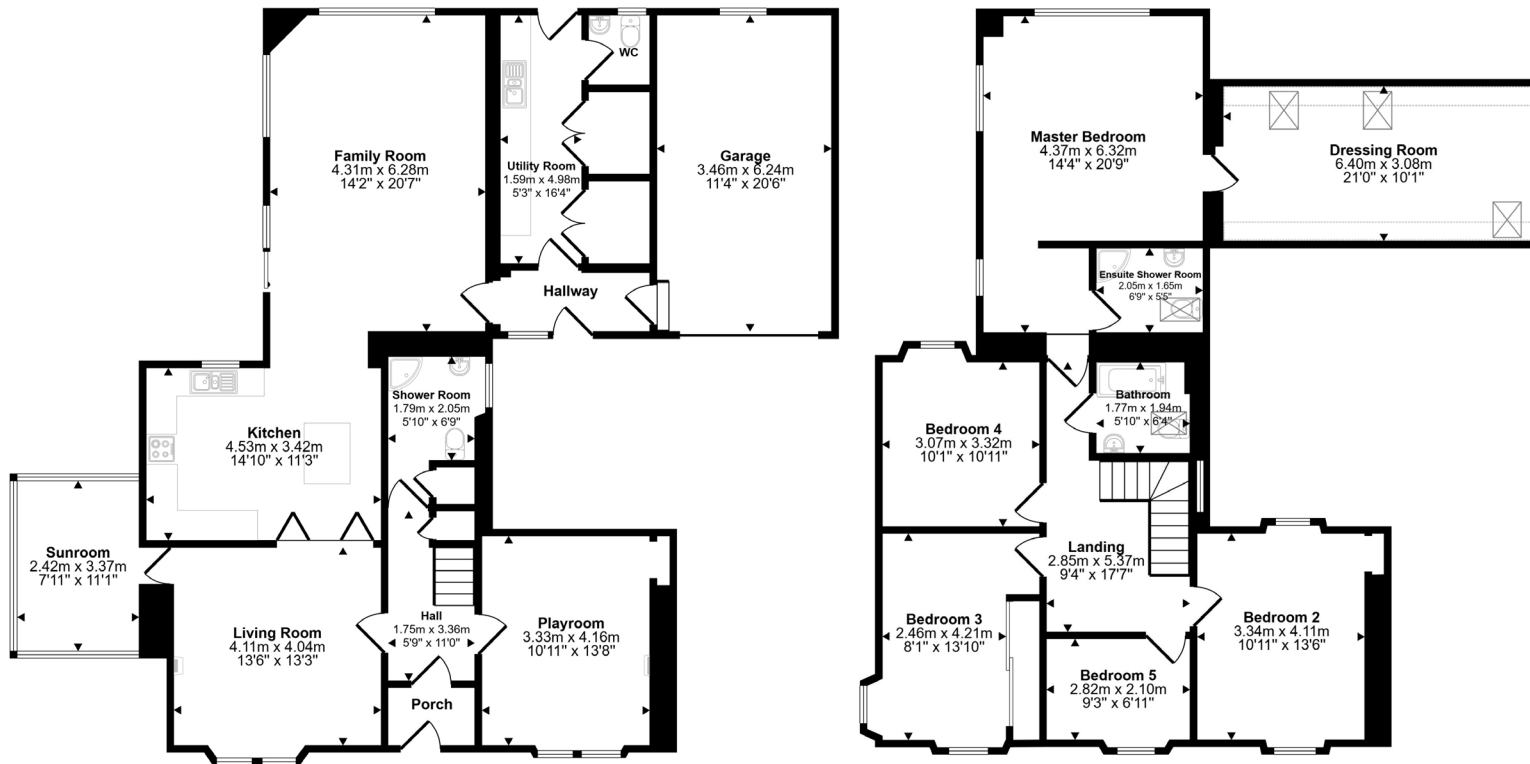


Viewing

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.



Services	Council Tax / Rating	EPC Rating	Date of Entry
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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.