



Asgard

12 Upper Waston Road, Burray, KW17 2TT

 **LOW'S**



4-5 Bed



2 Bath



2 Public



TAKE A LOOK INSIDE

Asgard is an exceptional four/five-bedroom detached family home situated in the popular community of Burray with sea views over the bay. Built to a high specification, the property offers spacious contemporary accommodation, an impressive open-plan kitchen, dining and family room with vaulted ceiling, enclosed gardens and a garage, all within easy reach of Kirkwall via the Churchill Barriers.

KEY FEATURES

- Aluminium clad Nordan triple glazed windows and patio doors, composite storm proof front door
- Air to water heat pump – underfloor on ground floor and radiators to first floor
- Kitchen/diner/family room with vaulted ceiling and 5kw multi fuel stove
- Kitchen has built in appliances and breakfast bar
- Living room/bedroom 5 with patio doors to garden
- Family bathroom
- Utility
- 2 bedrooms with built in wardrobes and office on ground floor
- Master bedroom with en-suite shower room on first floor along with spacious double bedroom with built in wardrobe
- Garage with electric door
- NHBC certificate with 4 years remaining
- Enclosed garden to lawn
- Tarmac driveway with parking for several cars

Offers Over £350,000

At the heart of the home is the stunning open-plan kitchen, dining and family room, featuring a striking vaulted ceiling, a 5kW multi-fuel stove and patio doors opening onto the garden. The contemporary kitchen is fitted with a range of integrated appliances, creating a sociable and functional space ideal for both everyday family life and entertaining.

Built with energy efficiency and comfort in mind, the property benefits from aluminium-clad Nordan triple-glazed windows and patio doors, a composite storm-proof entrance door, and an air-to-water heat pump providing underfloor heating to the ground floor and radiators upstairs. The property also benefits from the reassurance of an NHBC warranty, with approximately four years remaining.

Externally, Asgard is surrounded by an enclosed garden laid to lawn, providing a safe and attractive outdoor space for families and entertaining. A garage with electric door, together with a tarmac driveway offering parking for several vehicles, adds further convenience.

EXTRAS

Floor coverings and blinds are included in the sale price. Some additional items may be available by separate negotiation.





LOCATION

Asgard is situated in the village of Burray while remaining within easy commuting distance of Kirkwall with great transport links. Burray offers a range of local amenities including a primary school, hotel and café, while nearby beaches, coastal walks and beautiful sea views make it an ideal location for those seeking an active outdoor lifestyle.

/// What3words : [///aliens.copiers.promotes](https://www.what3words.com/en/aliens.copiers.promotes)



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.



Ground Floor



First Floor

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 80 Mbps Mobile Network – Vodafone, O2, EE & Three	E	C	Flexible

www.lowsorkney.co.uk

[Lows Facebook Page](#)

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.