



The Round

Tankerness, KW17 2QU

 **LOWES**

 4 Bed

 2 Bath

 2 Public



TAKE A LOOK INSIDE

Set within an enviable rural location, The Round is a beautifully presented four-bedroom restored cottage offering generous and flexible accommodation, complemented by outstanding open views across the surrounding countryside and towards the coastline.

KEY FEATURES

- Beautifully presented four-bedroom restored cottage
- Bright and spacious kitchen Rangemaster cooker and central kitchen island
- Welcoming and cosy living room with multi-fuel stove
- Beautiful family room with an abundance of natural light and fantastic views
- Master bedroom with walk-in wardrobe and en-suite shower room
- Utility room with plumbing and space for washing machine and tumble dryer
- Oil central heating
- Patio area with sheds and workshop and well-maintained garden grounds laid to lawn
- School catchment area for St Andrews Primary School and Kirkwall Grammar School

EXTRAS

All window and floor coverings and Rangemaster cooker are included in the sale price. Some additional items may be available by separate negotiation.

Offers Over £295,000

On the ground floor, the property boasts a bright and spacious kitchen, thoughtfully fitted with a Rangemaster cooker and central kitchen island, ideal for both everyday living and entertaining. The welcoming living room is generously proportioned and features a multi-fuel stove, creating a cosy focal point. A separate family room enjoys an abundance of natural light and showcases beautiful uninterrupted views, with ample space for a dining table and chairs.

The master bedroom benefits from a walk-in wardrobe and a modern en-suite shower room. A further bedroom with a built-in wardrobe, along with a well-appointed family bathroom (complete with bath and separate shower), and a utility room with plumbing and space for a washing machine and tumble dryer.

Upstairs, a spacious landing leads to two double bedrooms, both enhanced by Velux windows that fill the rooms with natural light, making them ideal for family living or guest accommodation.

Externally, the property continues to impress. A patio area provides the perfect setting for outdoor relaxation, while a shed with adjoining workshop—equipped with lighting and power—offers excellent storage or hobby space. An additional separate shed caters for gardening equipment. The property sits within well-maintained garden grounds laid to lawn, and a stone chip parking area.







The Round

LOCATION

The Round is situated in the peaceful and highly desirable rural area of Tankerness, on the East Mainland of Orkney. This setting offers the perfect balance of tranquil countryside living while remaining within easy reach of local amenities.

The property enjoys open panoramic views across surrounding farmland and towards the nearby coastline, providing a wonderful sense of space and privacy, ideal for those seeking a quieter lifestyle.

Tankerness is well-served by a range of local facilities, including a primary school, community centre, while the town of Kirkwall—approximately a short drive away—offers a wider selection of shops, supermarkets, schools, restaurants, and transport links.

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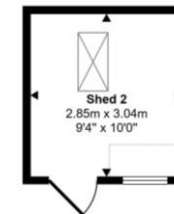
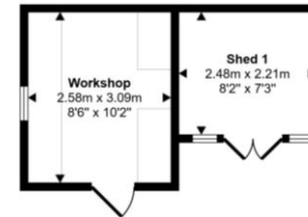


Viewing

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
Mains Water Mains Electricity Private Septic Tank Broadband Speed - 53 Mbps Mobile Network - Vodafone, EE, O2	Band C	Band D	Flexible