



The Acre



Evie, KW17 2PF



3 Bed



2 Bath



1 Public



TAKE A LOOK INSIDE

The Acre is an attractive three bedroom detached bungalow situated in a peaceful rural location in Evie, enjoying beautiful views over the surrounding countryside and gardens. Offering generous accommodation throughout, this well-maintained property combines comfortable family living with modern conveniences and energy-efficient heating.

KEY FEATURES

- Attractive three-bedroom detached bungalow
- 3 double bedrooms all with built-in wardrobes
- Spacious living room with stunning garden and countryside views
- Family bathroom and separate en-suite shower room
- Modern fitted kitchen / dining area with integrated appliances
- Air source heating and uPVC double glazed windows
- Detached garage with electric up and over door
- Generous, enclosed garden grounds
- School catchment area for Evie Primary School and Stromness Academy

EXTRAS

All floor and window coverings, integrated appliances, fridge-freezer are included in the sale price. Some additional appliances/furniture may be available by separate negotiation.



Offers Over £265,000

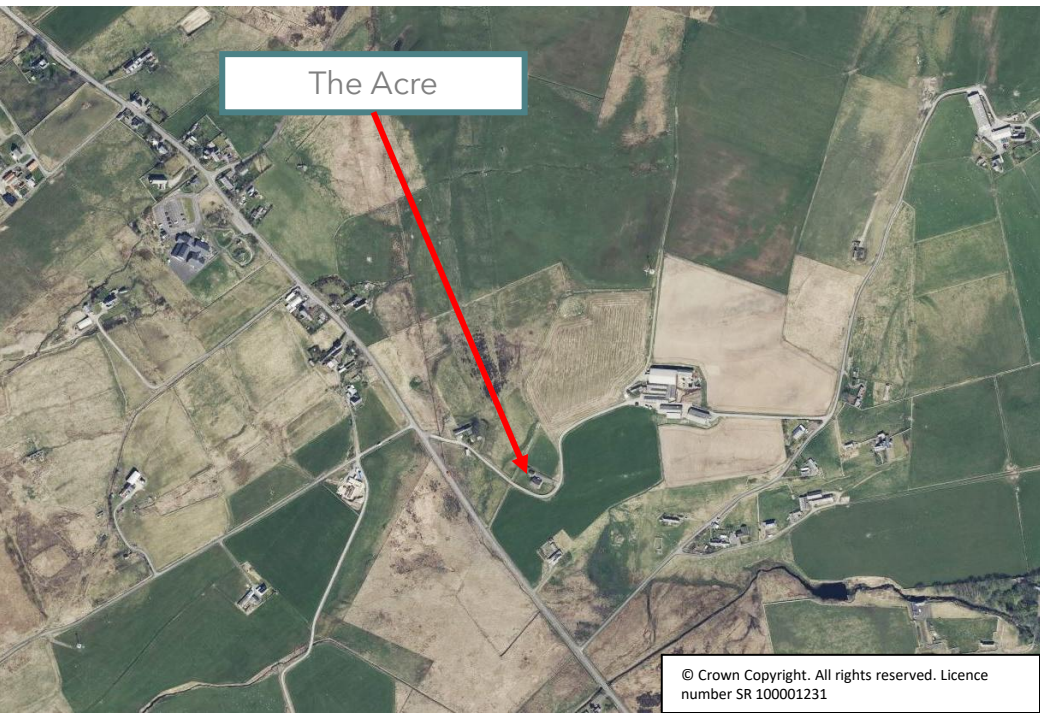
The accommodation comprises a welcoming entrance hall leading to a bright and spacious living room, where large windows provide an abundance of natural light and take full advantage of the attractive garden and countryside outlooks.

The modern kitchen/diner is fitted with a range of contemporary base and wall units together with integrated appliances, creating an excellent space for everyday family life and entertaining. A separate utility room provides additional storage, workspace and access to the rear of the property.

There are three generously proportioned double bedrooms, each benefiting from built-in wardrobes, offering excellent storage. The principal bedroom further benefits from an en-suite shower room, while a well-appointed family bathroom with bath, wash hand basin and WC serves the remaining accommodation.

Externally, The Acre sits within generous, enclosed garden grounds, providing excellent outdoor space for families, gardening enthusiasts or those simply looking to enjoy the peaceful surroundings. A substantial detached garage features an electric up-and-over door and is equipped with a workbench, lighting and power points, making it ideal for vehicle storage, a workshop or hobby space. The property also benefits from having an EV charger (Zappi) installed on the external wall of the house.





The Acre

LOCATION

The Acre is situated in the parish of Evie, a popular area of Orkney's West Mainland, renowned for its spectacular coastal scenery, rolling farmland and strong community spirit. The property enjoys a peaceful rural setting with attractive open countryside views, whilst still being conveniently placed for access to local amenities.

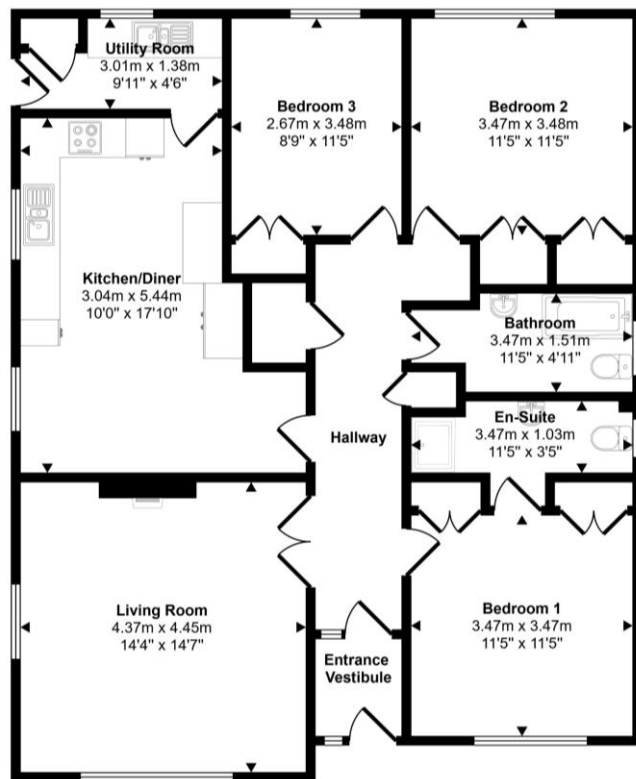
The nearby village of Evie offers a range of everyday facilities including a primary school, community centre, village shop and post office. The area is home to a variety of well-known visitor attractions, including the beautiful Sands of Evie, the historic Broch of Gurness, and the dramatic coastline for which the West Mainland is renowned.



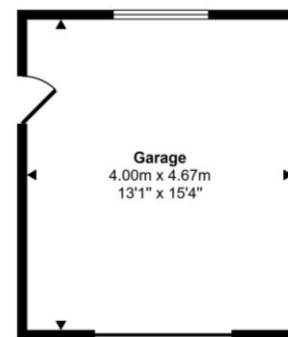
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Approx 105 sq m / 1128 sq ft



Approx 19 sq m / 201 sq ft



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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 - 60 Mbps Mobile Network - Vodafone, EE, O2	Band D	Band D	Flexible

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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.