



Skeldro, 2 Sutherland Drive,



St Marys, Holm, KW17 2SG



4-5 Bed



2 Bath



2 Public



TAKE A LOOK INSIDE

Skeldro is an impressive and exceptionally spacious 4-5 bedroom detached family home offering flexible accommodation, generous living space and a double integral garage. The property benefits from an enviable elevated position, allowing for stunning panoramic sea views from many of its principal rooms.

KEY FEATURES

- Four generous double bedrooms, with a studio that could be used as a fifth bedroom
- Bright and spacious living room with large picture windows and feature gas fire
- Partially adapted kitchen and utility room to accommodate wheelchair users
- Separate dining room
- Studio/workshop ideal for home working or hobbies (could also be used as a 5th bedroom)
- UPVC double glazed windows
- Ground source heating (underfloor downstairs, radiators upstairs)
- Solar panels to heat the hot water
- Double integral garage with electric up and over doors
- Private tarmac driveway
- St Andrews Primary School and Kirkwall Grammar School catchment area

Offers Over £360,000



Offering versatile accommodation across two floors, the property has been thoughtfully designed to provide both comfortable family living and flexible spaces to suit a variety of lifestyles.

The ground floor opens into a welcoming entrance hall and includes a useful studio/workshop/bedroom 5, ideal for those working from home or pursuing hobbies, together with a convenient WC. The WC has plumbing in place for shower drainage meaning it could easily be converted to a wet room. The spacious master bedroom benefits from an en-suite shower room, while a utility room provides direct access to the substantial double integral garage, fitted with two electric up-and-over doors. There is also a useful floored attic with pull-down ladder above the utility room.

A striking central hallway, complete with an attractive wood staircase, leads to the main living accommodation. The bright and spacious living room is a particular highlight, with large windows perfectly positioned to maximise the property's breathtaking uninterrupted sea views. The well-appointed kitchen is complemented by a separate dining room. A fourth bedroom on this level offers additional flexibility as guest accommodation, a home office or playroom if required.

One side of both the kitchen and the utility room have been adapted to accommodate wheelchair users, enhancing accessibility while maintaining practicality.

The first floor comprises two exceptionally generous double bedrooms, both enjoying wonderful sea views through the dormer windows, along with a modern shower room. Also on this level is a charming low snug area, offering a cosy retreat for children or an ideal reading nook, once again taking full advantage of the property's stunning outlook.

Externally, the property is approached via a private tarmac driveway. The front garden is mainly laid to lawn with a patio seating area, providing the perfect place to relax and enjoy the peaceful surroundings and coastal views.

Viewing is highly recommended to fully appreciate the generous proportions, flexibility of accommodation and outstanding location offered by this impressive family home.

EXTRAS

Floor coverings, window coverings and white goods are included in the sale price. Some other items of furniture can be included if the purchaser desires.







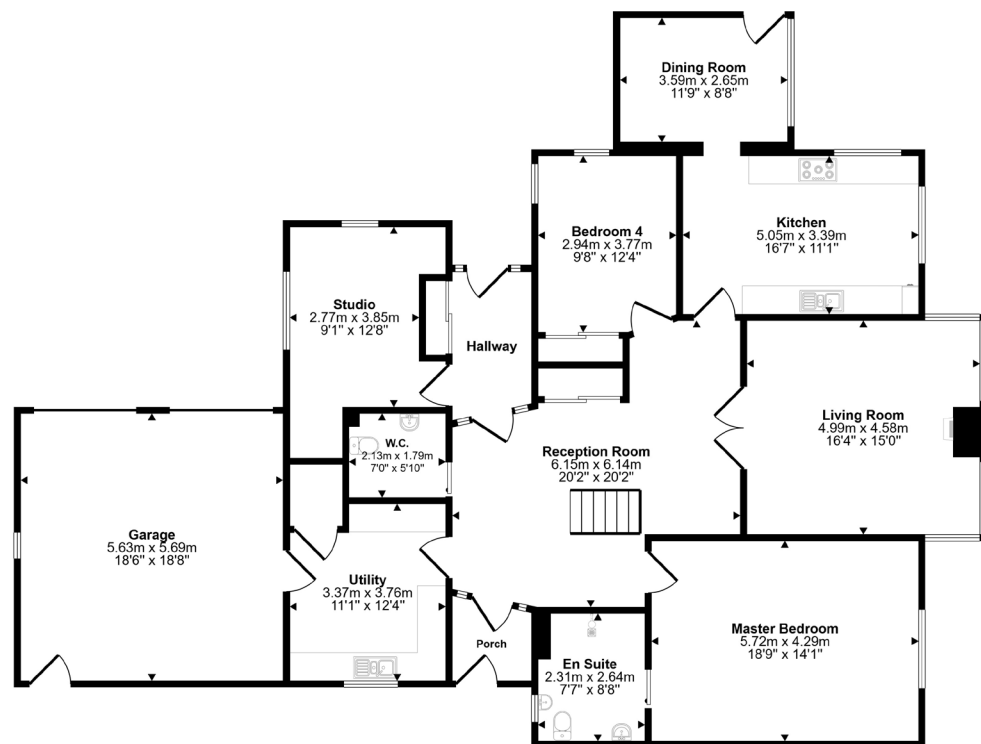
LOCATION

Skeldro, 2 Sutherland Drive, is situated in a modern housing development in St Mary's. The local amenities include a shop with post office, a café and a gift shop. There is a regular bus service to Kirkwall, Stromness and St Margaret's Hope.

/// What3words : ///everybody.sued.basin

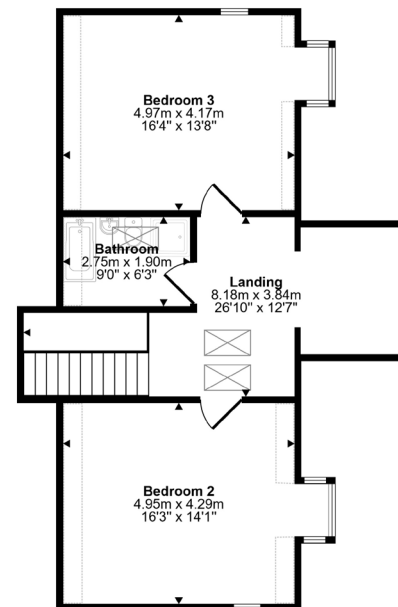


Ground Floor



Approx 200 sq m / 2157 sq ft

First Floor



Approx 72 sq m / 776 sq ft



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.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 52 Mbps Mobile Network – EE, O2, Three, Vodafone	Band E	Band D	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.