



Liddlesdale



Scorradale Road, Orphir, KW17 2RF

 3 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Situated in a superb elevated position in the sought-after parish of Orphir, Liddlesdale is an attractive three-bedroom detached bungalow with integral garage, set within approximately 0.97 acres of beautifully maintained garden grounds. Enjoying breathtaking panoramic views across Scapa Flow towards the magnificent Hoy Hills, this spacious family home offers comfortable single-storey living in a peaceful rural setting.

KEY FEATURES

- Attractive three-bedroom detached bungalow with integral garage, set within approximately 0.97 acres
- There are three well-proportioned bedrooms, comprising two spacious doubles, both with built-in wardrobes and a comfortable single/office room
- Living room is flooded with natural light from large picture windows, perfectly framing the spectacular sea and countryside views
- The kitchen is fitted with a range of quality units and integrated appliances
- Family bathroom and en-suite shower room
- UPVC framed double glazed windows and ground source underfloor heating
- Integral garage, fitted with an electric up-and-over door
- School catchment area for Orphir Primary School and Kirkwall Grammar School

EXTRAS

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

Offers Over £320,000



The accommodation is entered through a welcoming and bright central hall which provides access to all rooms. The generously proportioned living room is flooded with natural light from large picture windows, perfectly framing the spectacular sea and countryside views. This impressive room provides an excellent space for relaxing and entertaining whilst taking full advantage of the property's stunning outlook.

The kitchen is fitted with a range of quality units and integrated appliances, including a bottled gas hob, and enjoys attractive views across the surrounding landscape. Open to the kitchen is a dedicated dining area, providing an ideal space for family meals and entertaining. A useful utility room lies off the kitchen and provides access to the integral garage, fitted with an electric up-and-over door.

There are three well-proportioned bedrooms, comprising two spacious doubles, both with built-in wardrobes, while the principal bedroom also benefits from an en-suite shower room. The third bedroom is a comfortable single room which would also suit use as a home office or study. Completing the accommodation is the family bathroom, fitted with both a bath and separate shower cubicle.

Externally, the property is approached via a substantial tarred driveway providing ample parking for several vehicles. The grounds extend to approximately 0.97 acres and offer excellent outdoor space, with large lawned areas making the property ideal for families, gardening enthusiasts, or those seeking a generous plot in a peaceful rural setting.





 **LOWs**



LOCATION

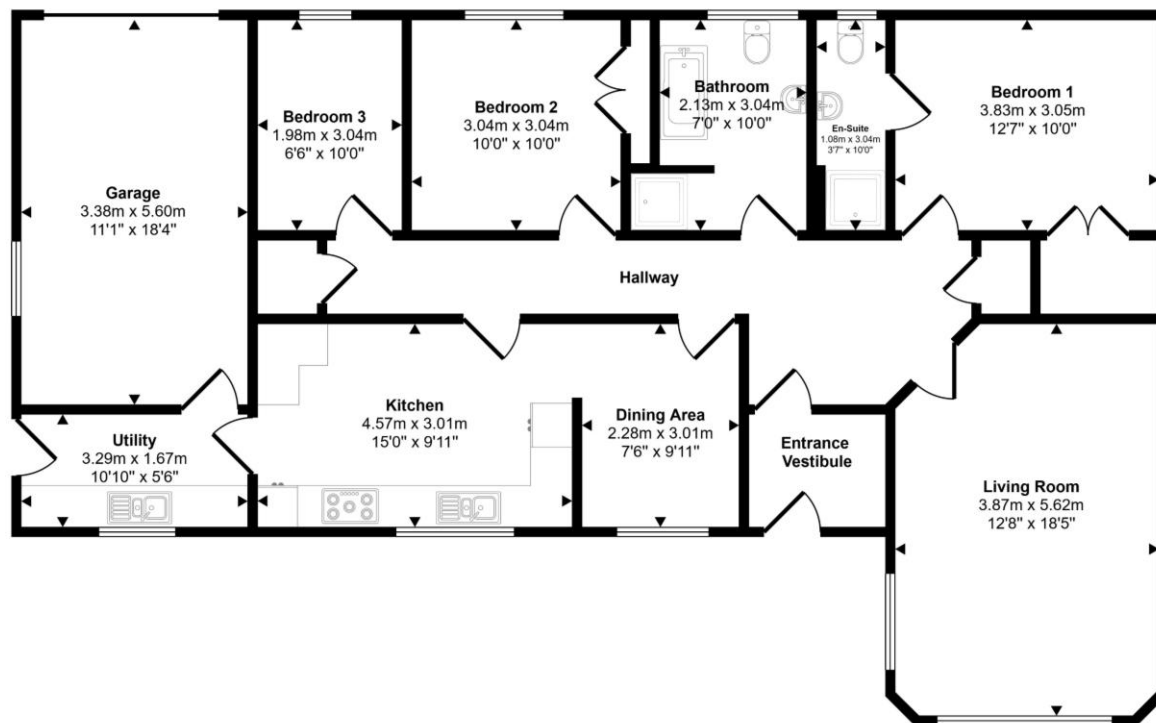
Liddlesdale enjoys a peaceful rural setting in the sought-after parish of Orphir, on Orkney's West Mainland. Situated on Scorradale Road, the property benefits from an attractive countryside location surrounded by open farmland and rolling hills, while still being conveniently accessible to local amenities and transport links. The Scorradale area lies approximately 2 miles from the village of Orphir and around 9 miles south-west of Kirkwall, offering an ideal balance of tranquillity and convenience.

 What3words : [///nuptials.goodnight.snap](https://www.what3words.com////nuptials.goodnight.snap)





Approx Gross Internal Area
133 sq m / 1429 sq ft



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed - 1800 Mbps Mobile Network - Vodafone, EE, O2	Band D	Band C	Flexible



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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.