

South Greenigoe,

LOWS

Orphir, KW17 2RA

4 Bed | 2 Bath | 2 Public


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TAKE A LOOK INSIDE

South Greenigoe is an attractive smallholding offering generous accommodation, together with an excellent range of outbuildings and set within 6.5 acres or thereby. This beautiful home affords a high standard of accommodation which enjoys unrivalled sea views across Scapa Flow to the hills of Hoy, with the Scottish mainland in the distance. The property comprises four double bedrooms, including a principal bedroom with en-suite shower room, family bathroom, spacious living room, conservatory, large kitchen/diner and separate utility room. An integrated garage provides further convenience. Externally, the property benefits from a stable, workshop, polycrub, greenhouse and shed, together with a 5kW wind turbine benefiting from a feed-in tariff running until 2031.

KEY FEATURES

- Spacious 4-bedroom bungalow
- Large living room with multifuel stove and conservatory, both of which enjoy stunning sea views over Scapa Flow.
- Refurbished kitchen / diner including black mirror chip quartz worktops, complimentary Fairford Porcelain décor and a Rangemaster Nexus SE Range Cooker with Induction Hob (available by separate negotiation). Large utility room.
- Master bedroom with fitted wardrobes and fully tiled refurbished ensuite shower room
- UPVC framed double glazing
- Air to water central heating (radiators)
- Integral garage with electric up and over door, stable, barn and workshop with inspection pit. 5KW Turbine with feed-in tariff until 2031
- Large driveway. Secluded enclosed garden areas. Vegetable garden, polycrub, various plants, bushes and mature trees.

Offers Over £395,000

Offering an appealing blend of rural living, space and convenience, South Greenigoe presents a wonderful opportunity to enjoy the very best of the Orkney countryside. Set within 6.5 acres or thereby, the property provides plenty of scope for those seeking a smallholding lifestyle, whether for keeping animals, pursuing gardening interests or simply enjoying the freedom and space that comes with country living. The stable, workshop and range of outdoor buildings provide excellent versatility, while the polycrub and greenhouse will appeal to those with a passion for growing their own produce. Inside, the generous accommodation is perfectly complemented by the spectacular elevated views over Scapa Flow, which can be enjoyed from both the large window in the living room and the separate conservatory, creating lovely spaces in which to relax and take in the surrounding scenery. Despite its peaceful rural setting, South Greenigoe is conveniently located just four miles from Kirkwall, with its full range of shops, services and amenities just a ten-minute drive away.

EXTRAS

Floor coverings and blinds are included in the sale price. The cooker and fridge freezer are available by separate negotiation.

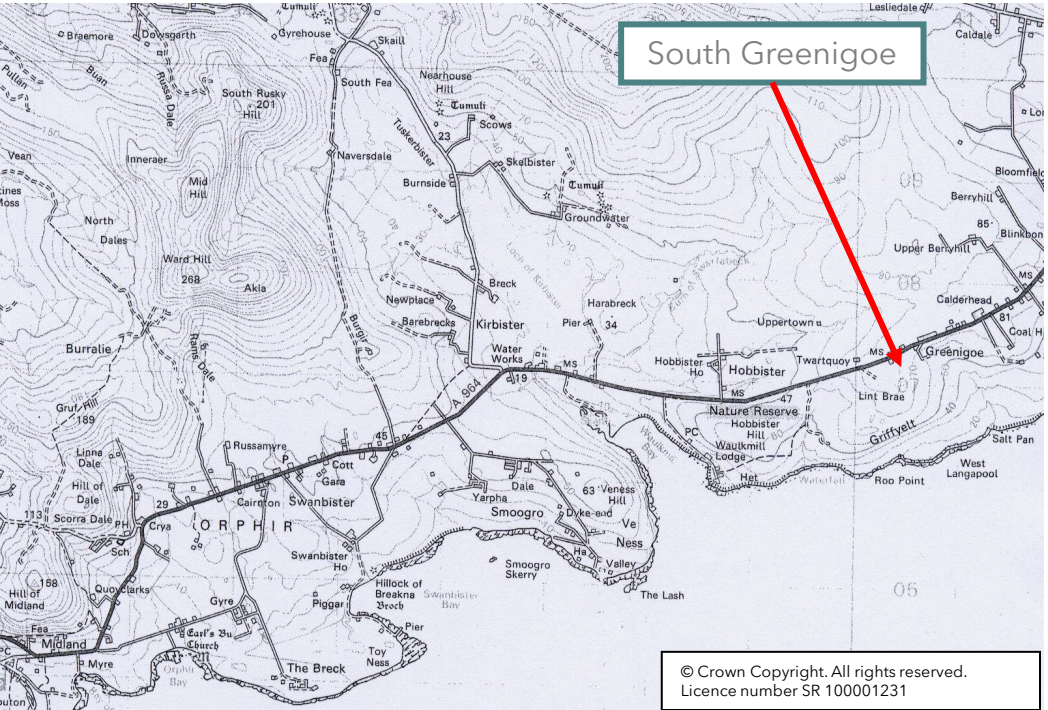






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LOCATION

South Greenigoe is located in Orphir just 4 miles outside of Kirkwall and 4 miles from Orphir Village.

What3words : ///workers.defectors.scorch







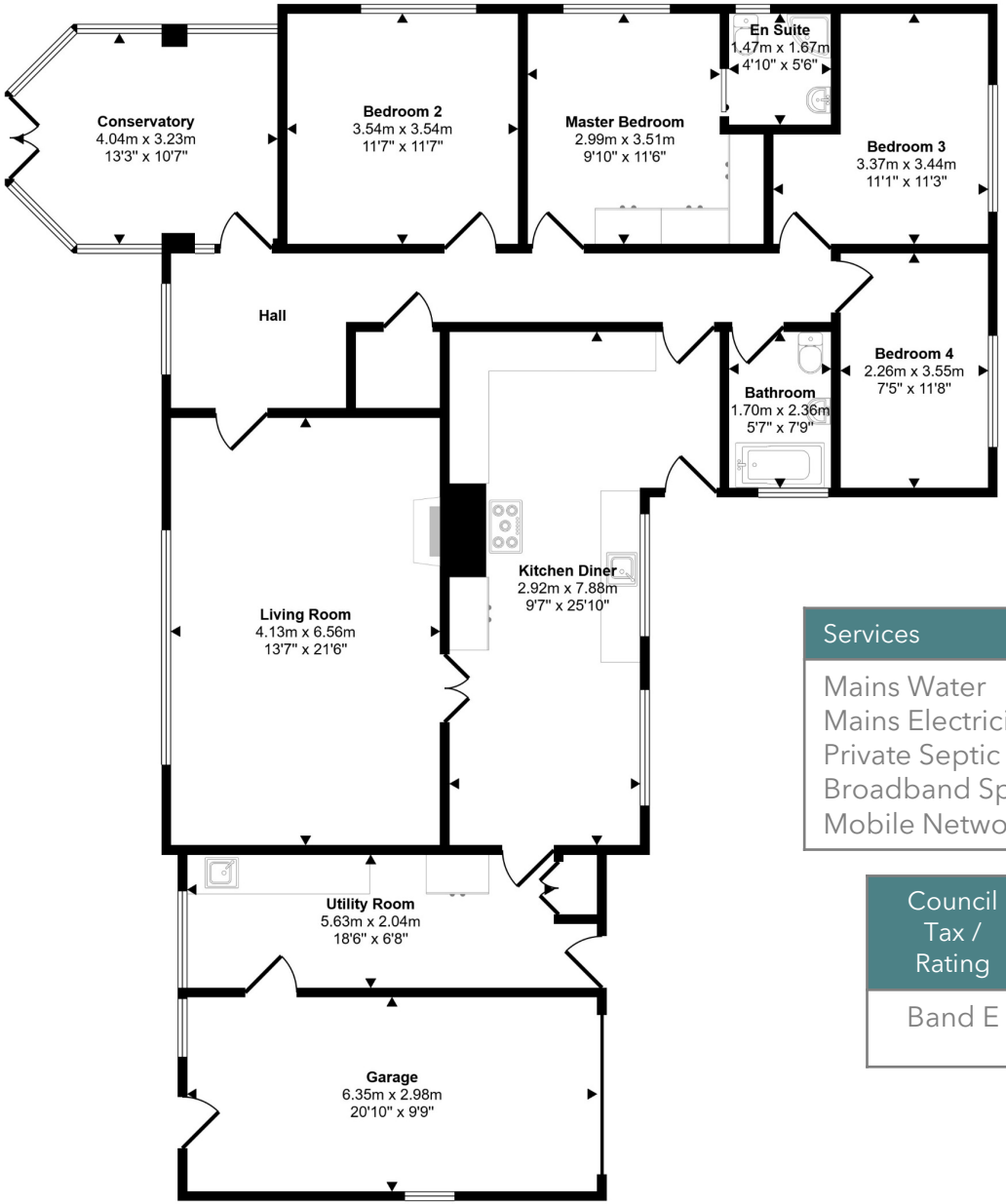

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Services
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 1800 Mbps Mobile Network – EE, O2, Three, Vodafone

Council Tax / Rating	EPC Rating	Date of Entry
Band E	Band C	Flexible

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Thinking about selling?

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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.

The following notes are of crucial importance to intending viewers and/or purchasers of the property.
1. 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.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.