



The Hen Hoose, Dounby, KW17 2HP

Offers Over £280,000

Welcome to the Hen Hoose, a beautifully presented 2 bedroom bungalow previously run as a holiday let. The Hen Hoose is in an excellent location, close to the West Mainland village of Dounby and the West Mainland of Orkney Neolithic sites. This stylish property has stunning country views over farmland and lochs.

Accommodation is well laid out and comprises a modern, open-plan kitchen, dining and living room with wood-burning stove and double doors leading to the garden; two bright, comfortable double bedrooms with contemporary ensuite bathrooms and a WC. There is a plant/store room adjoining the property, ample parking and a generous, low maintenance garden around the property laid to lawn.

SERVICES

Electricity: Mains

Water: Mains

Drainage: Private septic tank

Telephone: Connected

Heating: oil

accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

EPC - BAND C

VIEWINGS

By appointment only, arranged through K Allan Properties.

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info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We first received this award in 2023 for sales and are delighted to have been recognised for our high standard of work once again for 2024 and 2025.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area. If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

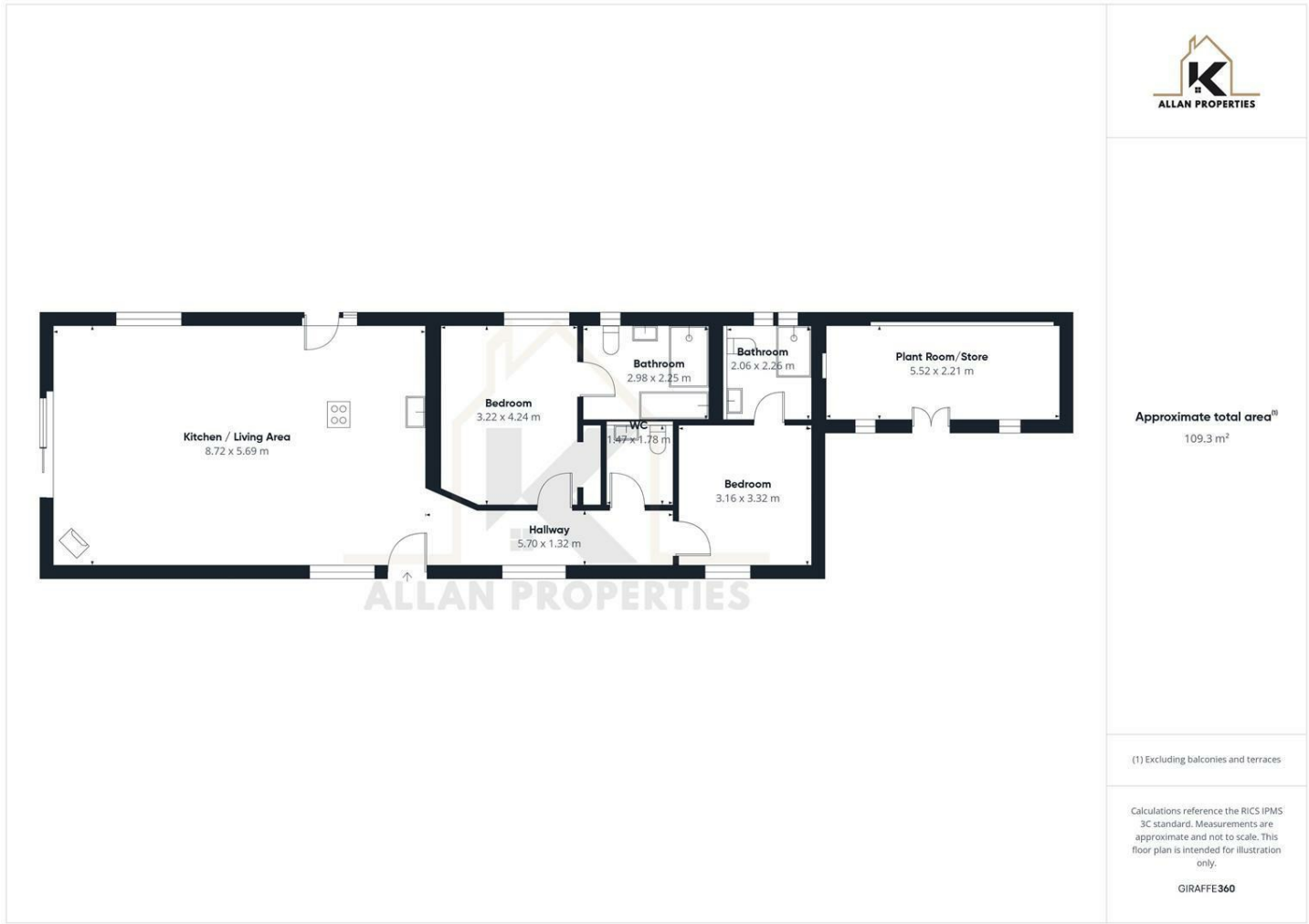
ANTI MONEY LAUNDERING LEGISLATION

As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers. We will require, certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion, until these requirements have been fully satisfied.

DISCLAIMER

Whilst we endeavour to make these particulars

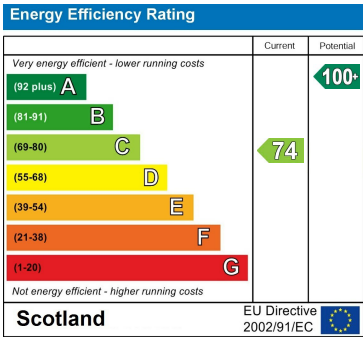
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.