



Offers over £320,000

East Due
Deerness, KW17 2QQ

Harcus.



Spacious and beautifully presented three bedroom detached house which benefits from a large garage which may be suitable for conversion to additional accommodation with the appropriate permissions being granted.

Accommodation comprises Ground Floor – Entrance Hallway, W.C, Open Plan Kitchen / Sitting Room and Bedroom on the ground floor with a Shower Room and Two Bedrooms on the first floor.

The property is thoughtfully designed with modern living in mind, offering a seamless blend of style and functionality. The open-plan kitchen and sitting room create an inviting space for entertaining guests or enjoying family time. Large windows flood the area with natural light, enhancing the welcoming atmosphere.

The ground floor bedroom provides flexibility, serving as a guest room, home office, or playroom, depending on your needs. Upstairs, the two well-proportioned bedrooms are complemented by a sleek shower room, designed with contemporary fittings and finishes.

Outside, the property boasts a large garden, perfect for outdoor dining or relaxation. The potential for converting the garage adds an exciting opportunity to expand the living space, whether for a home gym, studio, or additional accommodation, subject to necessary approvals. With its versatile layout, this house is ideal for families or those looking to create a personalised living space.



Entrance Hallway

4.82m x 1.71m (15ft 10" x 5ft 7")

The spacious entrance hallway has a storage cupboard and vinyl flooring.



W.C.

1.61m x 0.92m (5ft 3" x 3ft)

Fitted with a W.C. and a wash hand basin. Decorative tiled flooring.



Landing

2.50m x 1.89m (8ft 2" x 6ft 2")

The upper landing is carpeted with a velux window to the rear. Access to the attic and eaves.



Open Plan Kitchen / Sitting Room

5.88m x 5.41m (19ft 3" x 17ft 9")

This room offers an ideal setting for family living and entertaining. It features a dining area alongside a sitting room, enhanced by large front-facing windows that allow an abundance of natural light to fill the space. Additionally, a cupboard tucked under the staircase provides extra storage. Air source heating unit.

The kitchen is equipped with an arrangement of units both at floor and eye level, including an island unit for added functionality. It boasts an integrated gas 5-burner range and a dishwasher, with space for a fridge freezer. A side door leads out to the garden.





Bedroom 3 (ground floor)

5.41m x 2.47m (17ft 9" x 8ft 1")

This inviting double bedroom features vinyl flooring and stylish coordinating decor. A window offers a view to the front of the property. Television point. Panel heater.





Bedroom 1

5.41m x 2.47m (17ft 9" x 8ft 1")

This exceptionally spacious double bedroom is carpeted and with neutral decor. Window to the side and a velux window to the front. Abundant space for freestanding bedroom furniture. Television point..





Bedroom 2

4.47m x 4.27m (14ft 8" x 14ft)

Carpeted spacious double bedroom with a window to the side offering views to Copinsay. Ample space for freestanding bedroom furniture. Television point.

Shower room

2.58m x 2.30m (8ft 6" x 7ft 7")

This modern and contemporary shower room features a wash hand basin seamlessly integrated into a vanity unit, complemented by stylish tiling. The decorative tiled floor adds charm, while a velux window at the front brings in natural light. Heated towel rail.





Garage

11.57m x 7.08m (38ft x 23ft 3")

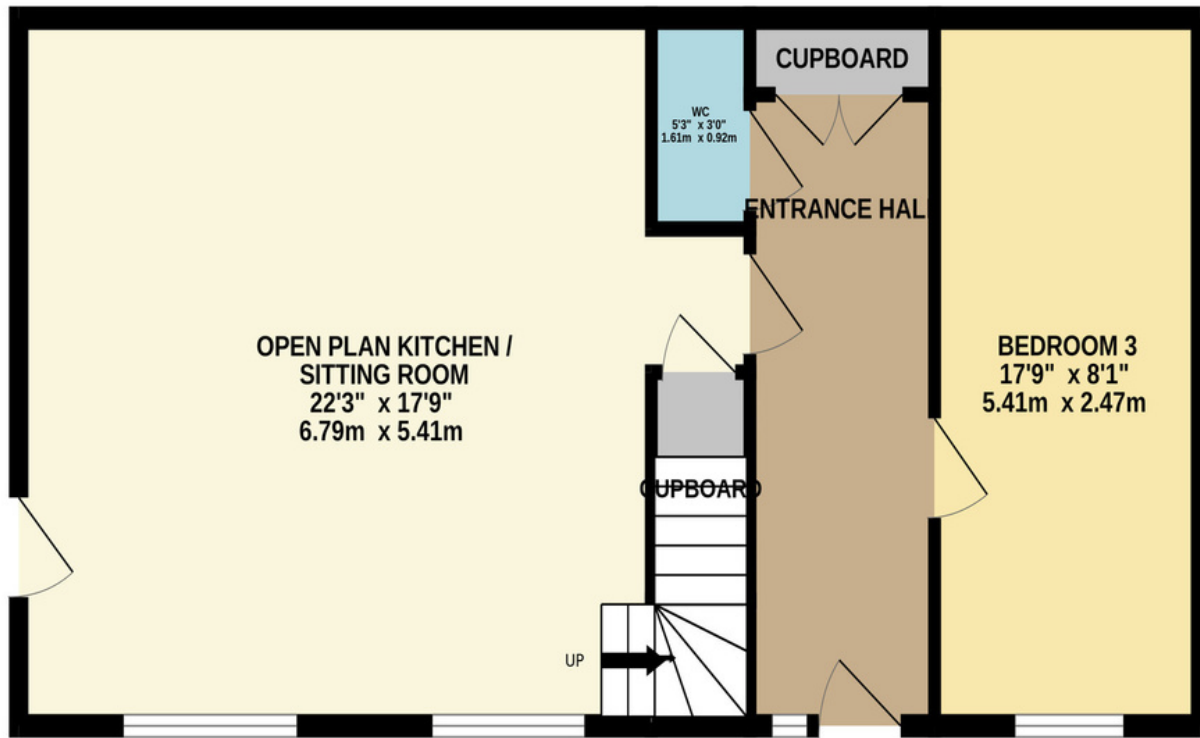
This exceptional detached garage has an electric vehicular door, side entrance door and windows to the side and rear. Equipped with water and electricity, the potential for converting the garage provides an opportunity to expand the living space, whether for a home gym, studio, or additional accommodation, subject to necessary approvals.



Outside

A driveway provides access to the property, offering space for multiple vehicles. The garden is laid to lawn along with a designated drying area.

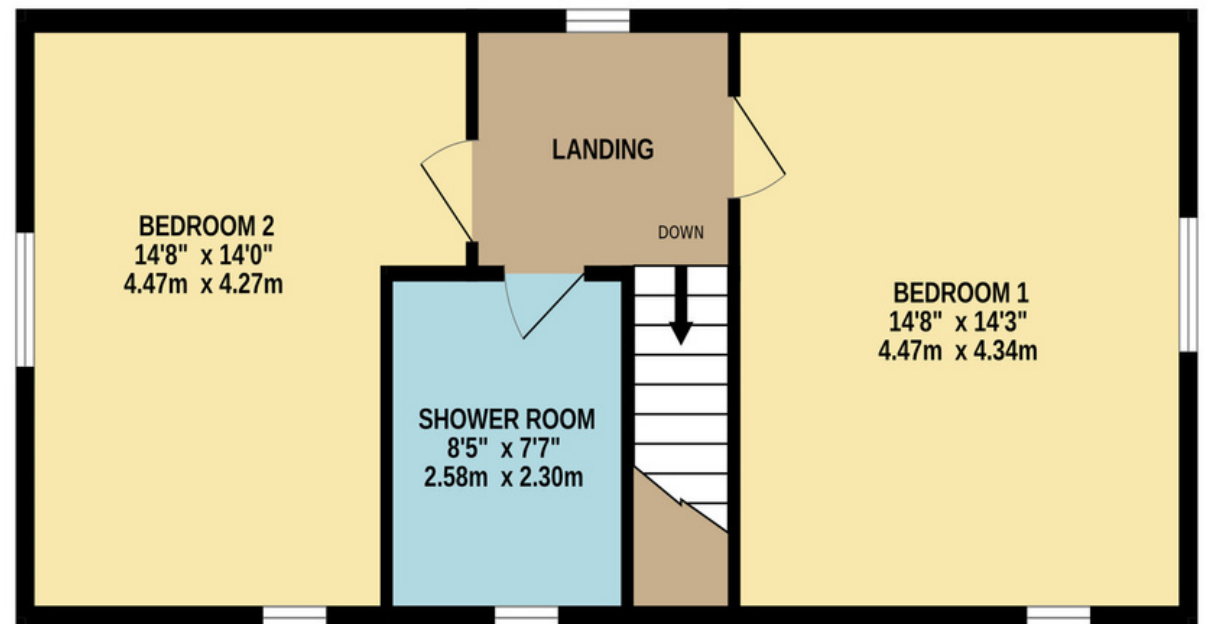




Ground floor

Floorplan

First floor



East Due has double glazed windows and a combination of air source and electric heating.

Services

Mains water and Electricity. Septic tank

Council Tax

Band C. This may be reassessed when the property is sold.

Energy Performance Certificate

Band C.

Fixtures & fittings

All floor coverings, curtains, blinds and light fittings are included in the sale.

Price

Offers over £320,000

Interested parties

Please note your interest to Marcus Law.

Offers

Written offers should be submitted to Marcus Law.

Arrange a viewing

Contact us

Harcus Law
13 Bridge Street
Kirkwall, Orkney
KW15 1HR

Opening hours:

Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00



01856 877 866



enquiries@harcuslaw.co.uk

Harcus Property has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of October 2025. All measurements are approximate sizes only. Harcus Property will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.