



**Old Nisthouse,  
Harray, KW17 2LQ  
OFFERS OVER £365,000**





This substantial 4 bedroom dwelling house offers a high standard of family accommodation and enjoys beautiful views across the West Mainland towards the Hoy Hills from its elevated position.

The attractive property sits in approximately an acre of garden, which is a wildlife haven, and viewing is highly recommended.

- 17 solar panels (understood to be 3.9kw) with the eligibility to claim the feed-in tariff (approximately £1,600 per annum, expiring in May 2037) to be transferred to the new owner.
- Wood pellet boiler provides central heating.
- Wood framed double glazed windows throughout.
- Morso, solid fuel stove in the spacious main living room.
- Study with shelving and exposed wooden floor.
- Sitting/family room.
- Large kitchen with dining area, pantry, oil fired Aga and Belfast sink set in reclaimed shop unit with plumbing for a dishwasher.
- Utility room with connection for a bottled gas fed cooker and plumbing for a washing machine.
- A bathroom and two bedrooms on both the ground and first floors.
- Entrance via a glazed porch.
- Attached garage with a door into kitchen.
- Greenhouse, garden shed and vegetable beds.
- Lawn, trees, large shed and drying area to rear.
- Large, sheltered, walled garden to front.
- Copse of trees a short distance from the house is also included in the sale.

### Location

Old Nisthouse is situated a short drive, approximately 1.5 miles, from Dounby village where there is a primary school, small supermarket, doctors surgery, post office, pharmacy, butcher's shop and hotel. The Merkister Hotel is within reasonable walking distance of the property which is about 13 miles from Kirkwall and about 8 miles from Stromness.









Much of the large garden has been managed for wildlife, in particular the Orkney Vole, a mammal unique to Orkney. This management leads to frequent close encounters with Hen Harriers, often viewed from the kitchen window. Other interesting birds to have been seen in and from the garden include the Red-rumped Swallow and Woodchat, amongst about 150 species in total. Additionally, the present occupiers have recorded two moths and a beetle species new to Scotland, as well as a number of species of insect new to Orkney.







SITTING ROOM



STUDY

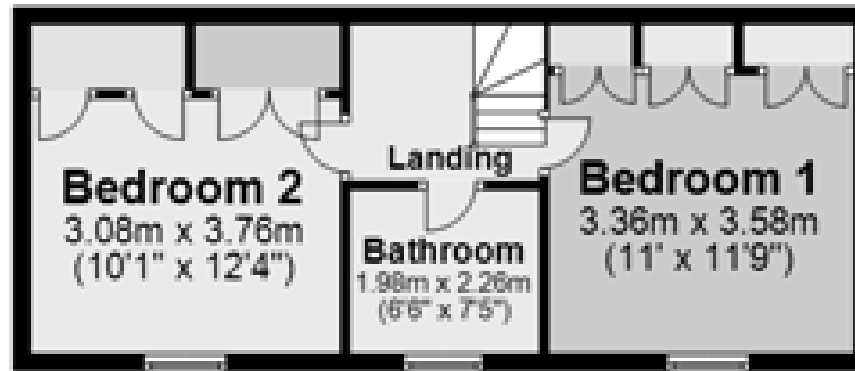


KITCHEN

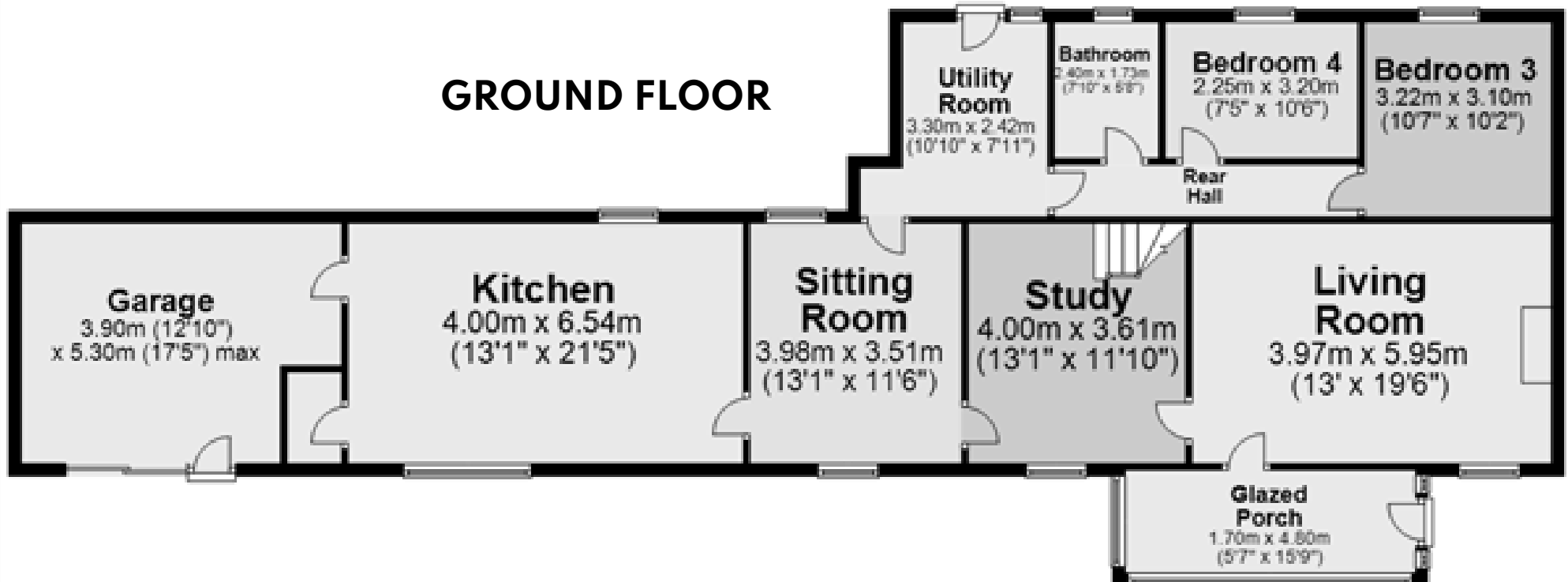


KITCHEN

## FIRST FLOOR



## GROUND FLOOR







BEDROOM 1



BEDROOM 2



BEDROOM 3



BATHROOM 1



**SERVICES** – Mains water and electricity. Private septic tank.

**COUNCIL TAX BAND** - Band D. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band D.

**ENTRY** – By arrangement.

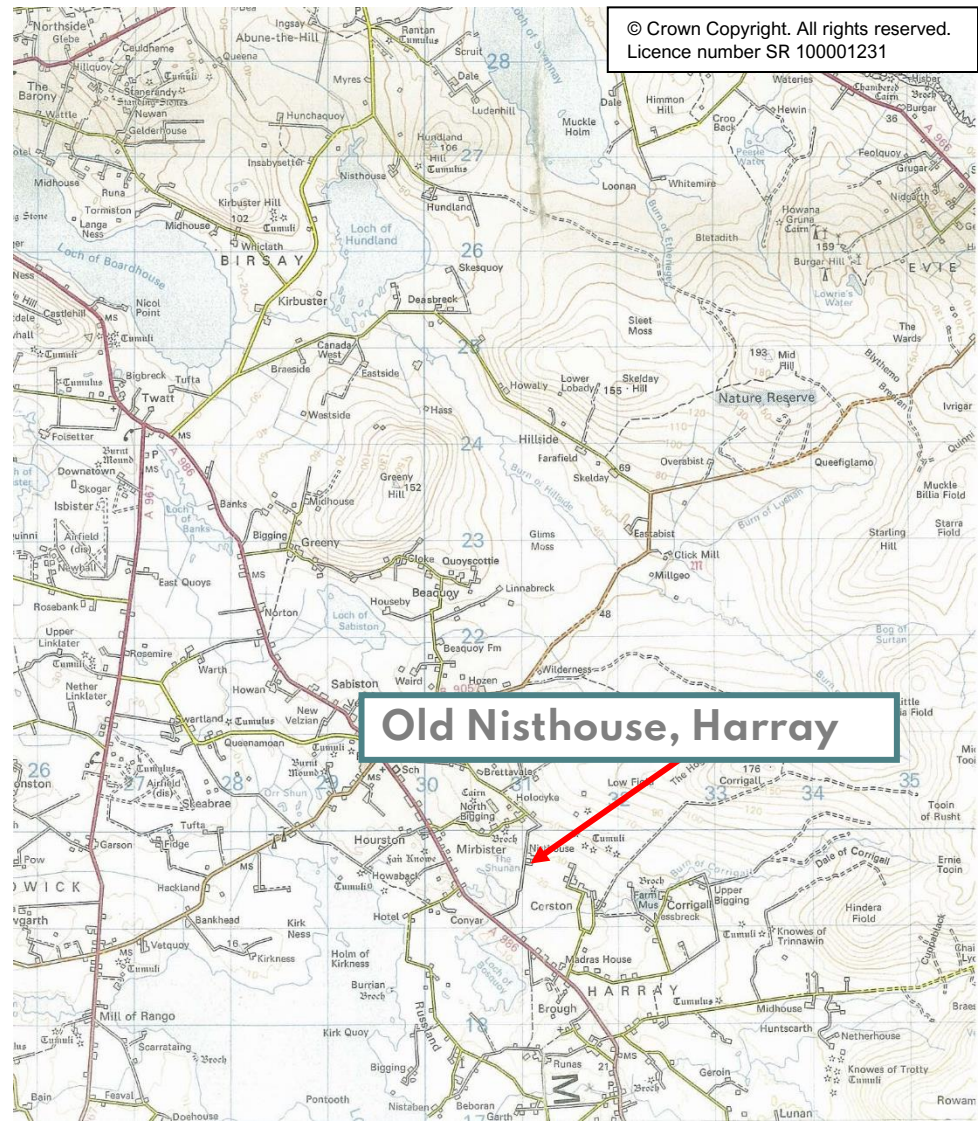
**FIXTURES AND FITTINGS** – All floor coverings are included in the sale price.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers Over £365,000

**Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.**

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**Old Nisthouse, Harray**

**CMS**

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.