



Sunniva,
Harray, KW17 2LD

OFFERS OVER £325,000





Sunniva is a substantial 4 bedroom detached dwellinghouse offering a high standard of family accommodation. The attractive well-presented property has a mature garden and enjoys a beautiful view to the rear across farmland towards the Loch of Harray and Hoy Hills.

- Oil central heating, under floor on the ground floor and radiators on the first floor.
- uPVC framed double glazed windows.
- Focal point gas fire in the spacious living room.
- Large kitchen with dining area, patio doors, fitted base and wall cupboards incorporating a gas hob, cooker hood, eye level double oven and dishwasher.
- Utility room with sink, plumbing for a washing machine, space for a tumble dryer and door into the garage.
- Ground floor bathroom with shower cubicle and bath.
- 2 double bedrooms on ground floor.
- 2 en-suite double bedrooms on first floor.
- Large garage with electric door and storage space above.
- Greenhouse.
- Well-maintained mature garden.

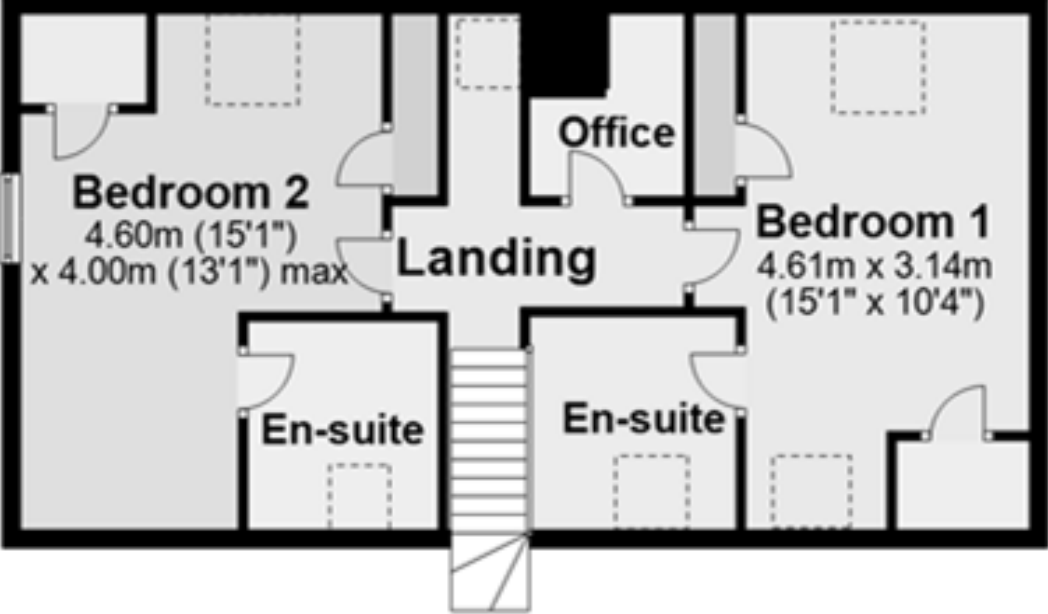
LOCATION

Sunniva is situated approximately 2.5 miles from Dounby village where there is a primary school, supermarket, post office and hotel and 11 miles from Kirkwall. The property also lies on the Dounby - Kirkwall bus route.





FIRST FLOOR



GROUND FLOOR

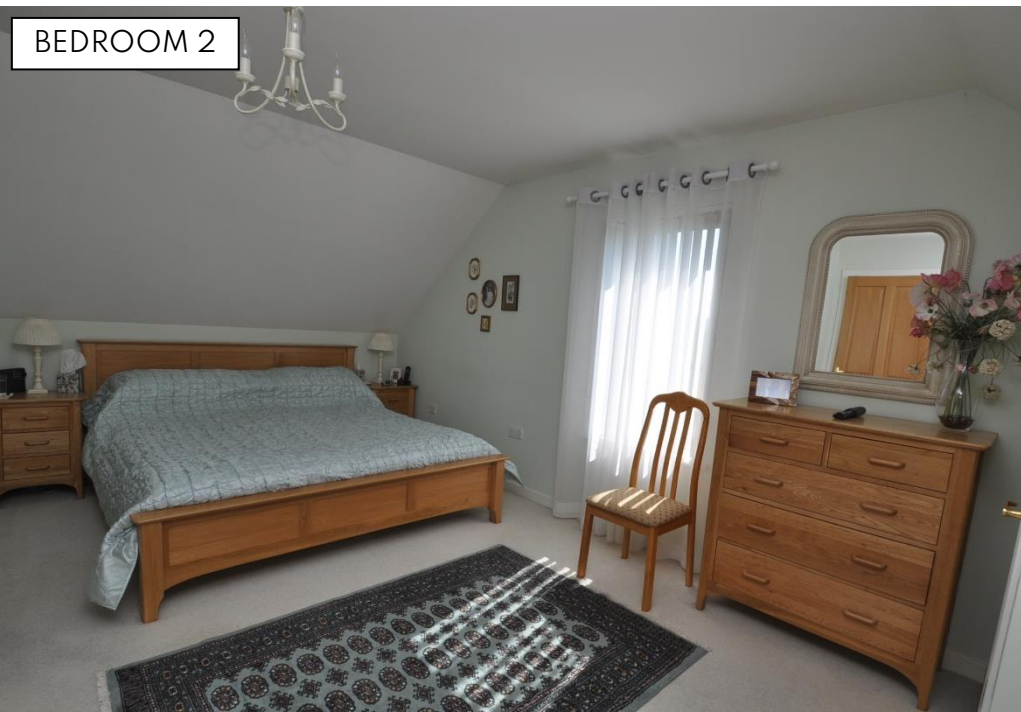
BEDROOM 1



BEDROOM 1 - EN-SUITE



BEDROOM 2



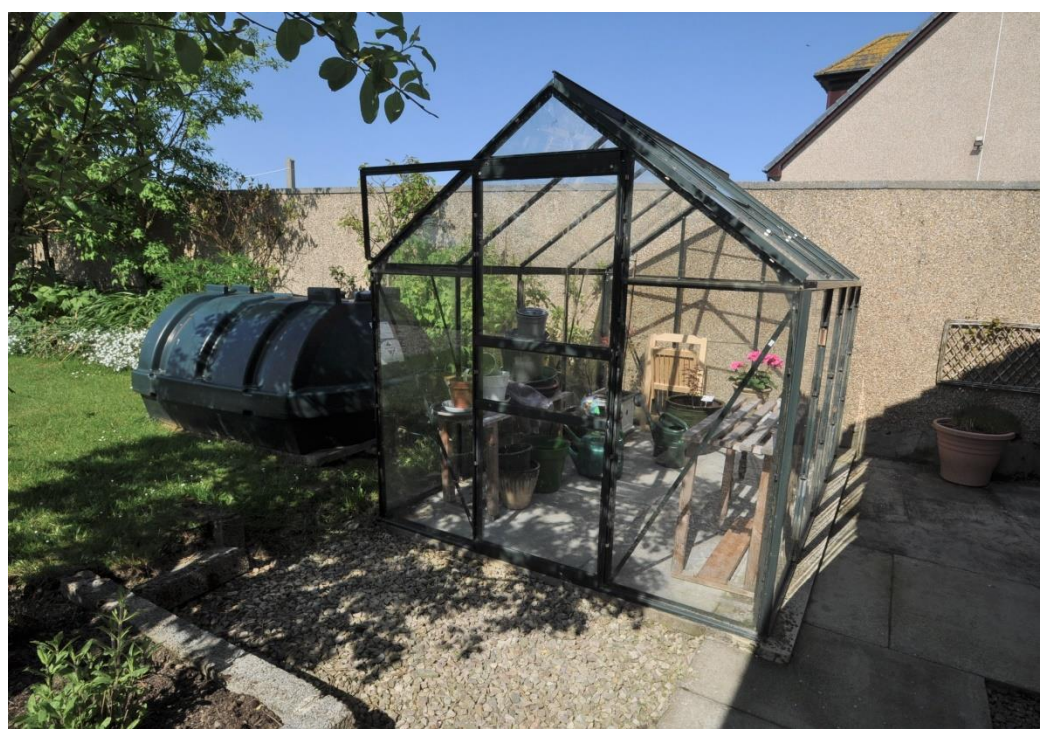
BEDROOM 3

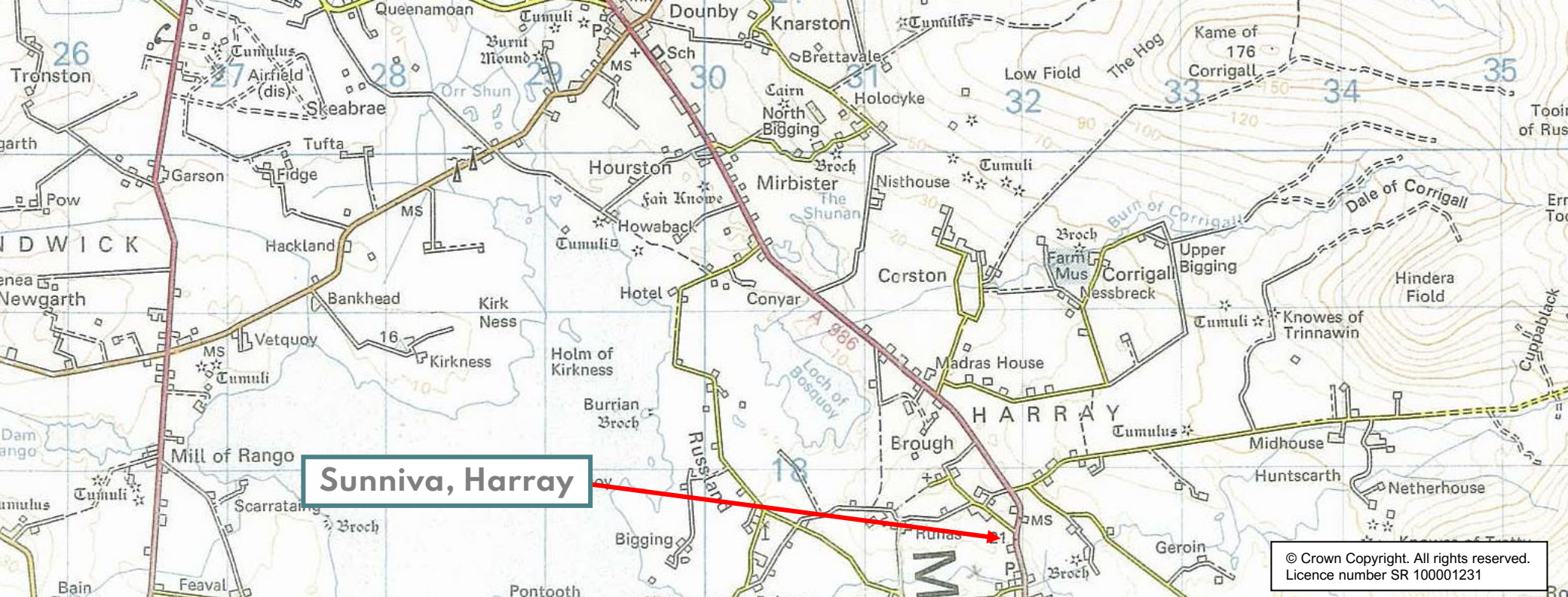


BEDROOM 4



UTILITY ROOM





Sunniva, Harray

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SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band C The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All fitted floor coverings and blinds are included in the sale price.

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

PRICE – Offers over £325,000

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

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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.