



**Skeldro,**  
Birsay, KW17 2LU

**OFFERS OVER £290,000**









Skeldro is a spacious, well-presented 3 bedroom bungalow enjoying beautiful sea views to the side and rear. The modern detached property is set in approximately 0.592 acres (2395m<sup>2</sup>) or thereby and includes a double garage/workshop.

The garden includes a sweeping driveway, lawn and decking which can be accessed from the living room.

- Air to water under floor central heating.
- UPVC framed double glazed windows.
- Spacious open plan living/dining/kitchen area with large windows, patio doors and ceramic tiled floor.
- Utility room.
- Bathroom.
- Master bedroom with walk-in wardrobe and en-suite shower room.
- Study/Office area within hall.
- Double garage with one electric door, workshop area and shower room with toilet.
- Decking and lawn.

## LOCATION

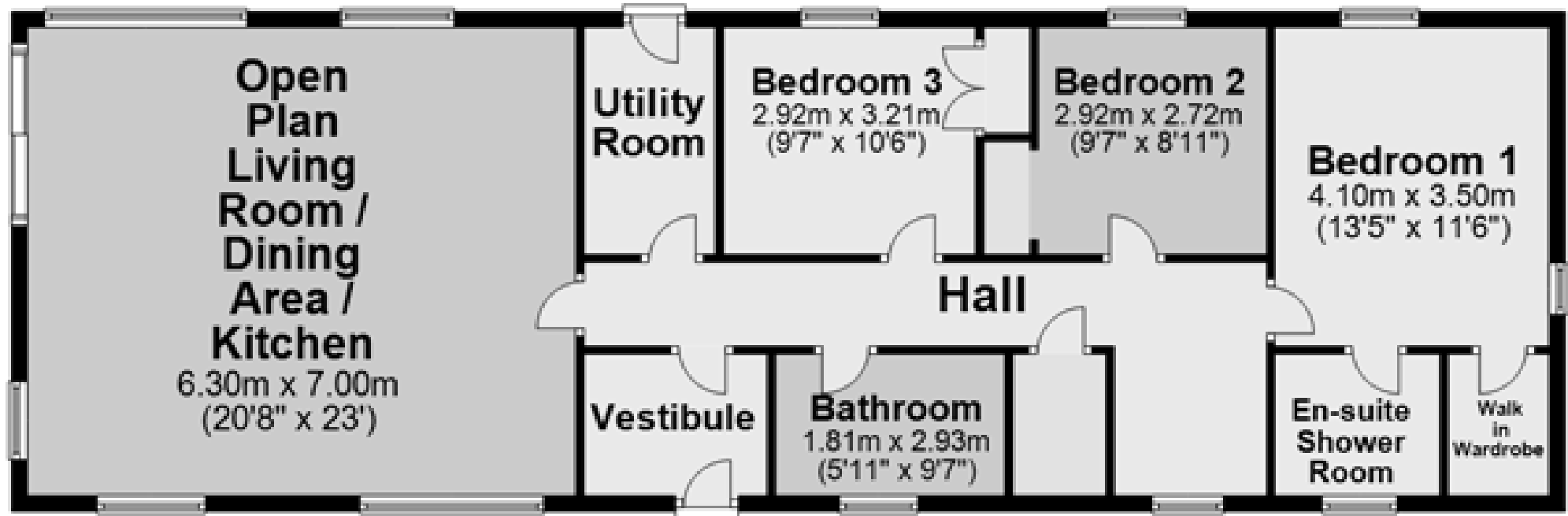
Skeldro is situated in the Northside area of Birsay and lies approximately 6 miles from the village of Dounby, where there is a primary school, supermarket and hotel, and 20 miles from Kirkwall.









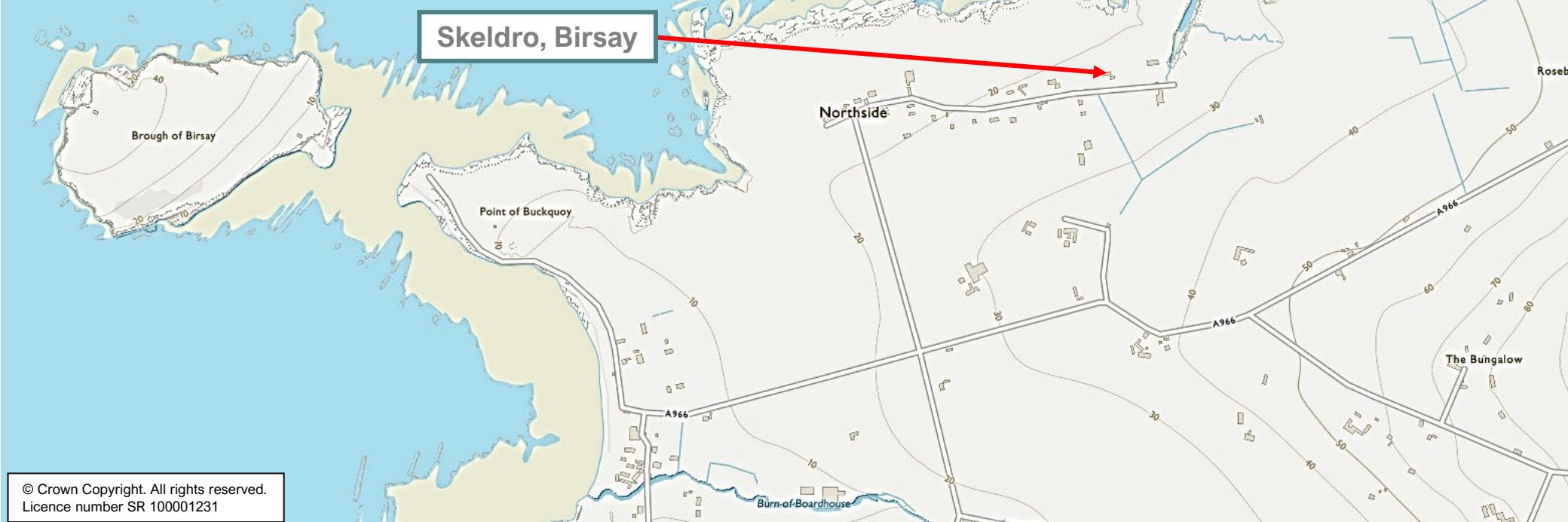












**SERVICES** – Mains water and electricity. Telephone. Private septic tank.

**COUNCIL TAX BAND** – Band E. 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 B.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** - All curtains and blinds are included in the sale price.

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

**PRICE** – Offers over £290,000  
**Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.**

Lows Solicitors – Estate Agents  
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**EJT**  
 The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.