



Kelseca,
Orphir, KW17 2RB

OFFERS OVER £280,000





Kelseca is a beautifully presented 3 bedroom detached bungalow in the heart of Orphir village. The spacious property has neutral décor throughout and provides the perfect home for a family inside and out. There is a large tarmac driveway, detached garage with workshop area and a well-established private garden surrounding the property.

- UPVC framed double glazed windows and doors.
- Oil heating.
- Spacious living room with multi fuel stove and three windows looking out to garden.
- Kitchen with two windows and integral dish washer.
- Dining room/family room with space for table and chairs and sofa.
- Utility room/Office with plumbing for washing machine.
- Bathroom.
- Shower room.
- 3 bedrooms all with built in wardrobes.
- Detached garage with workshop area.
- Drive with parking for several cars.
- Large enclosed private garden to lawn with decked area and mature trees and bushes.

LOCATION

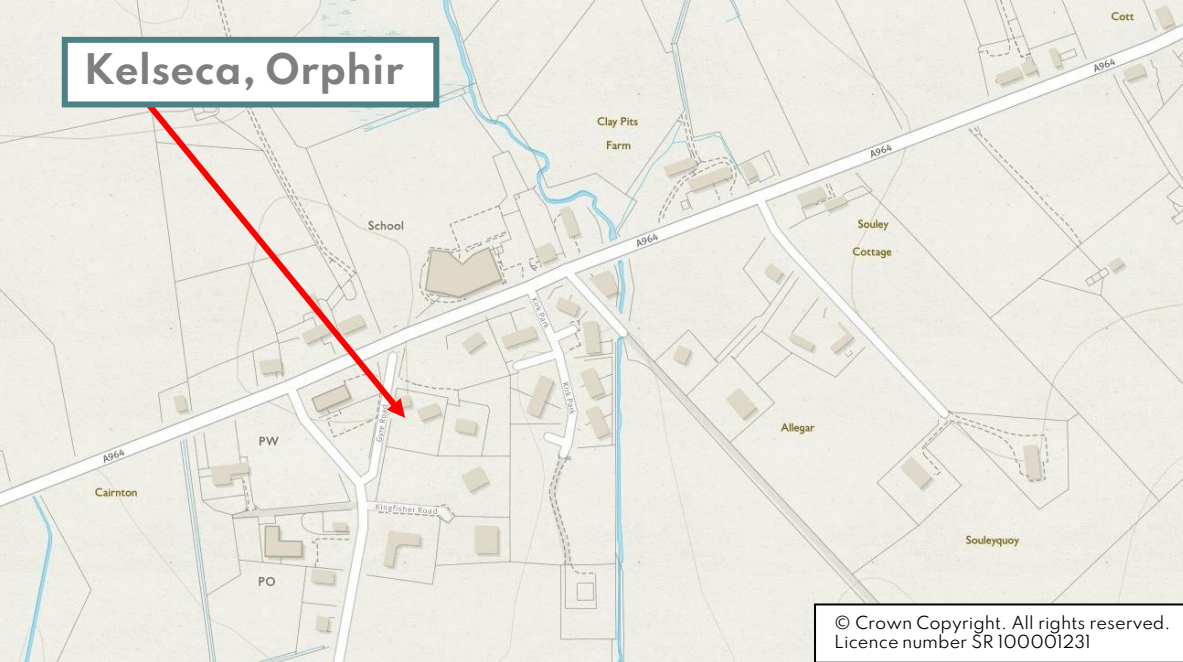
Kelseca is situated in the village of Orphir close to the primary school. Kirkwall and Stromness are only 8 and 9 miles away.







Kelseca, Orphir



SERVICES – Mains water & electricity. Private septic tank.

COUNCIL TAX BAND – Band E. 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 C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and blinds are included in the sale price. Some items of furniture and white goods may be available by separate negotiation.

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

PRICE – Offers Over £280,000.

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.