



Scarrataing,
Sandwick, KW16 3JB

OFFERS OVER £215,000





Scarrataing is a beautifully presented 2 bedroom detached dwelling which has recently been renovated to a high standard. The property is tastefully decorated throughout and enjoys beautiful views over the Loch of Harray and surrounding countryside. Outside there is a large driveway, walled mature garden areas with lawn and outbuildings.

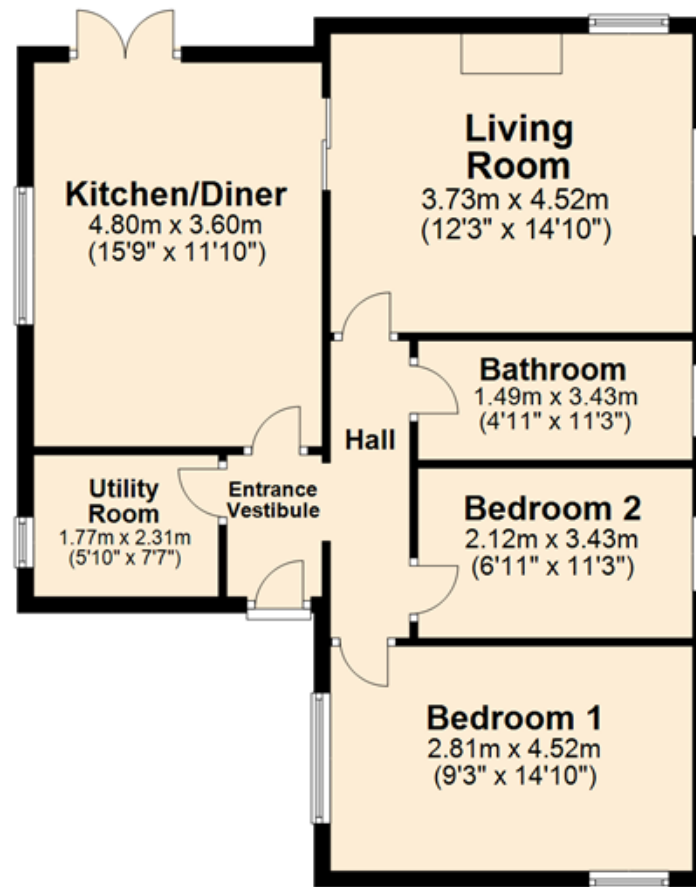
- UPVC framed double glazing.
- Oil heating.
- Dual aspect living room with wood burning stove.
- Kitchen/diner with integrated appliances, space for table and chairs and patio doors to garden.
- Utility room.
- Modern bathroom with shower above bath.
- Bedroom 1 has dual aspect.
- Driveway with parking for several cars.
- Walled garden areas with lawn, drying line and mature plants and bushes.
- 3 outbuildings - one with power and light.
- Views towards the Loch of Harray and the surrounding countryside.

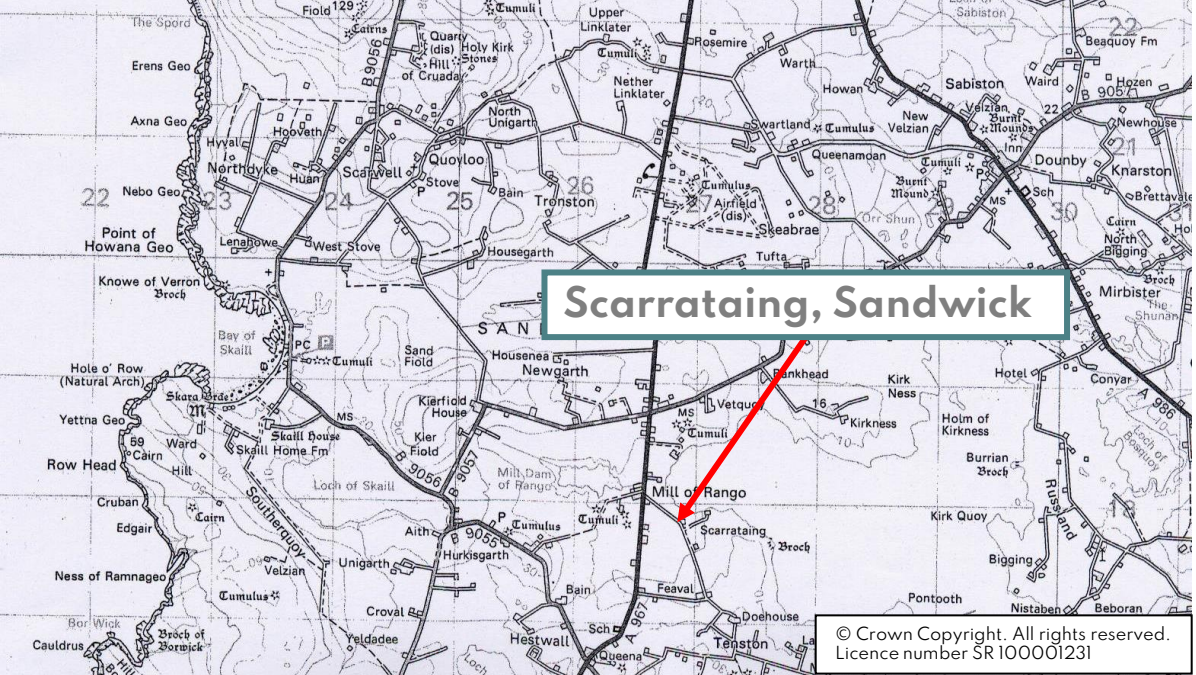
LOCATION

Scarrataing is situated just a few miles from the village of Dounby where there are many local amenities including a primary school, doctors' surgery, butcher, supermarket, hotel and post office.









SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band B. 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 E.

ENTRY – By arrangement.

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

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

PRICE – Offers Over £215,000.

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

Lows Solicitors – Estate Agents
 5 Broad Street, Kirkwall, Orkney, KW15 1DH
 T: 01856 873151 F: 01856 875450 W:
www.lowsorkney.co.uk

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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.