



**Stucar,  
Tankerness, KW17 2QS**  
**OFFERS OVER £370,000**





Stucar is a well-presented 4 bedroom bungalow offering a high standard of family accommodation. The spacious property is set in a large garden, extending to 1.4 acres or thereby, and enjoys a beautiful sea view.

There is electric to water under floor central heating and a 4Kw solar panel system with the feed in tariff expiring in June 2033.

The spacious living room has a large bay window and French doors into the large kitchen diner. There are patio doors and a corner window in the dining area and the fitted kitchen has Siemens integrated appliances. The utility room is off the kitchen

The family bathroom has a shower cubicle and double ended bath. The master bedroom has a well-appointed en-suite.

There is a detached double garage with 2 electric doors and insulated walls.

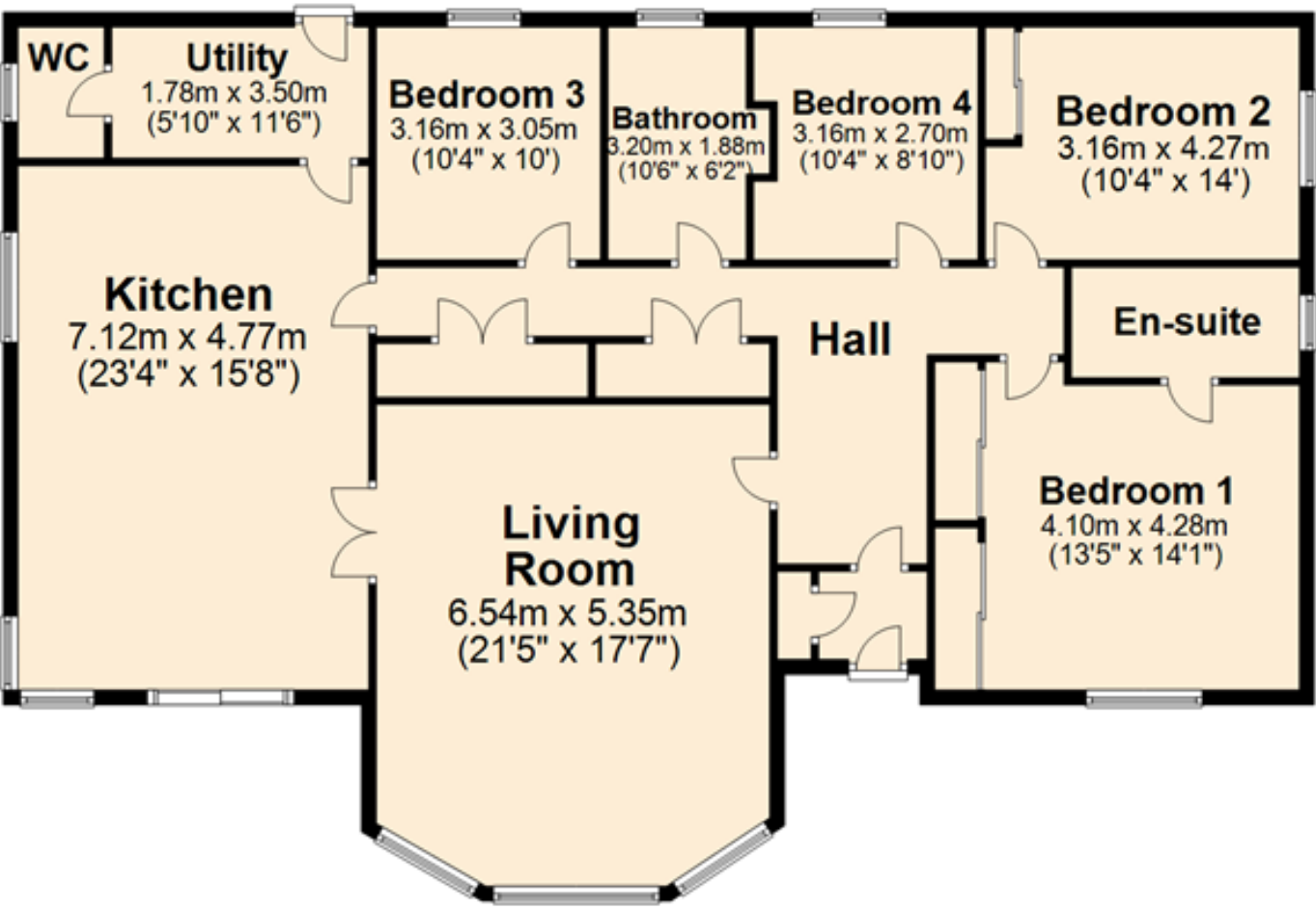
- Electric to water underfloor central heating.
- uPVC framed double glazed windows.
- Spacious living room with 3 windows offering beautiful views.
- Large kitchen diner with patio doors and quality fitted kitchen with Siemens integral hob, oven, microwave oven and dishwasher.
- Utility room with plumbing for a washing machine.
- Family bathroom. WC off utility room.
- Master bedroom with 2 built-in wardrobes and stylish en-suite.
- Fitted wardrobe in bedroom 2.
- Double garage with 2 electric doors, lights, power points and tap.
- Mature garden with decking, lawns, pond, flower beds, trees and bushes.

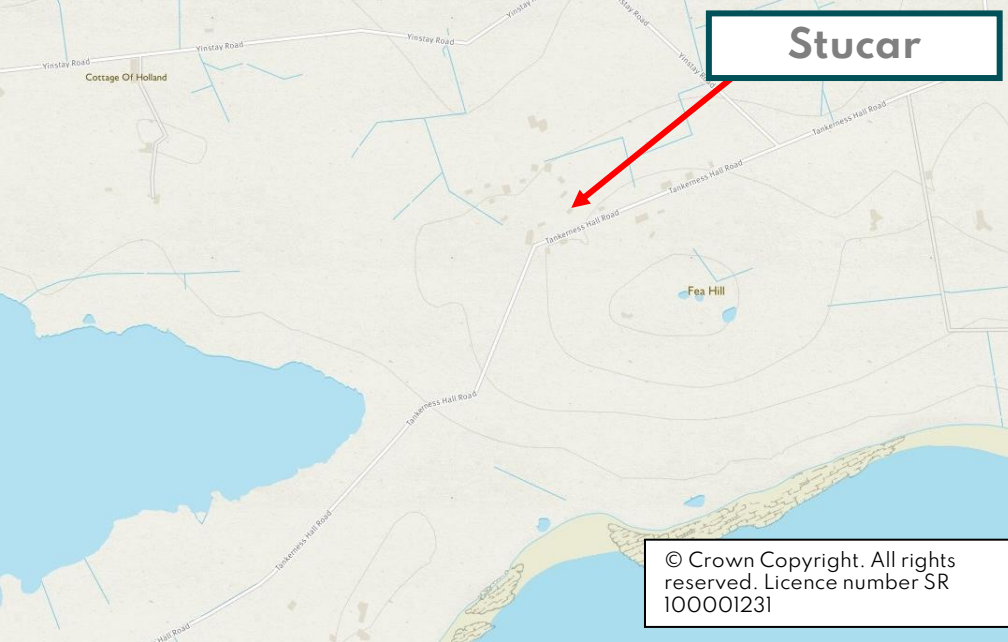
## LOCATION

Stucar is situated approximately 7.5 miles from Kirkwall.









## Stucar

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**SERVICES** – Mains water and 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 B.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings and curtains are included in the sale price. The ride-on-mower, white goods and furniture are available by separate negotiation.

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

**PRICE** – Offers over £370,000

**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.

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.