



**Murrayfield,**  
Palace, Birsay, KW17 2LX

**OFFERS OVER £330,000**





Murrayfield is a spacious 6 bedroom shoreline dwellinghouse enjoying beautiful sea views. The property includes a wooden, one bedroom, chalet, which has previously been let as holiday accommodation with many guests returning year after year.

The extensive garden overlooks the foreshore and includes a separate walled garden with greenhouse. There is also a workshop and store.

- Recently installed Electric Dimplex Quantum heaters
- uPVC framed double glazed windows.
- Fireplaces in both living rooms.
- Kitchens adjacent to both living rooms.
- Bathroom on ground floor, shower room on first floor.
- Built-in wardrobes in 4 of the bedrooms the other two have fitted wardrobes.
- Chalet has living room, kitchenette and shower room off bedroom.
- Workshop, store and greenhouse.
- Beautiful seafront location and outstanding sea views.

## LOCATION

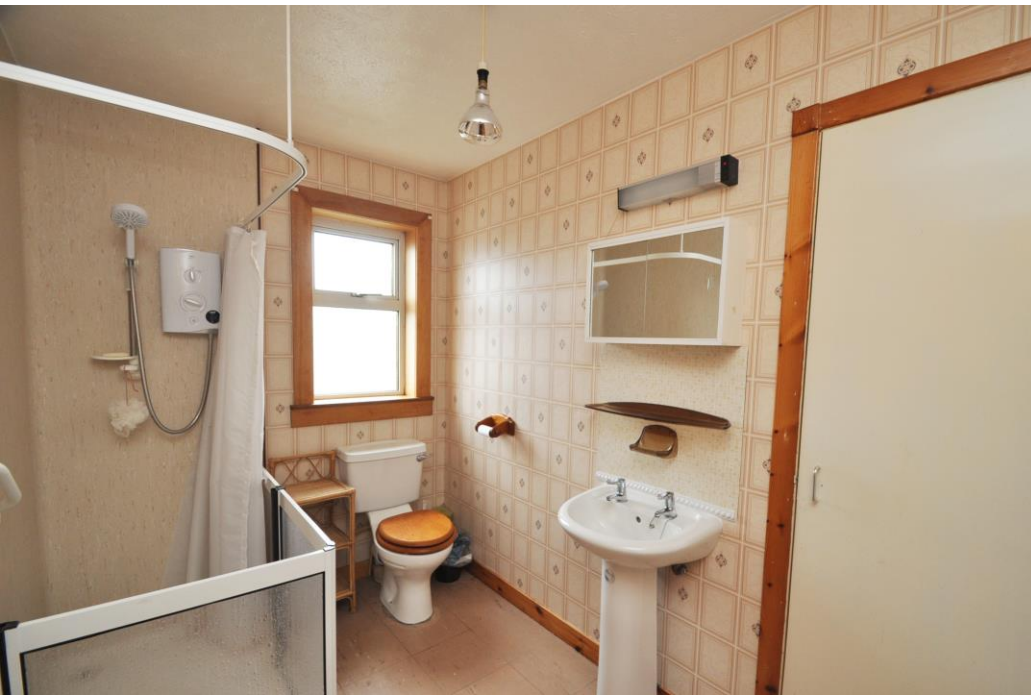
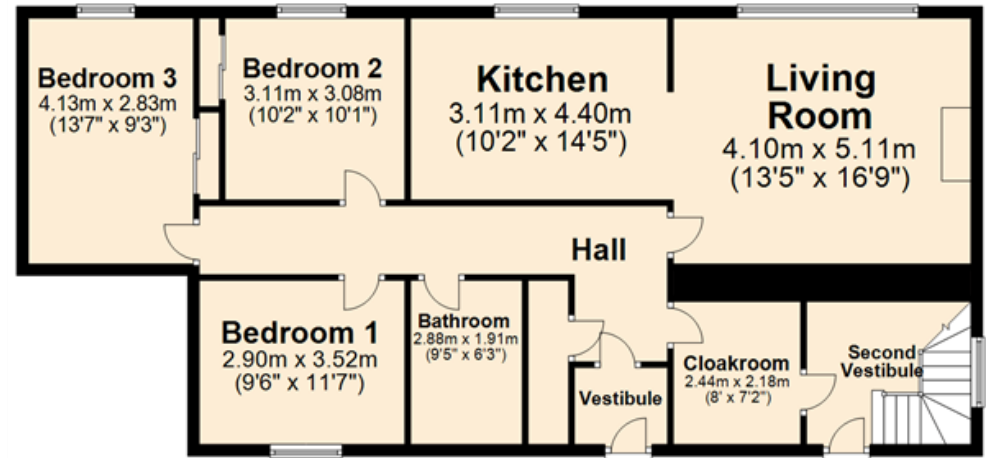
Murrayfield is situated in Palace village where there is a shop and cafe. There is a wider range of services including a primary school, supermarket and hotel in Dounby approximately 6 miles away.



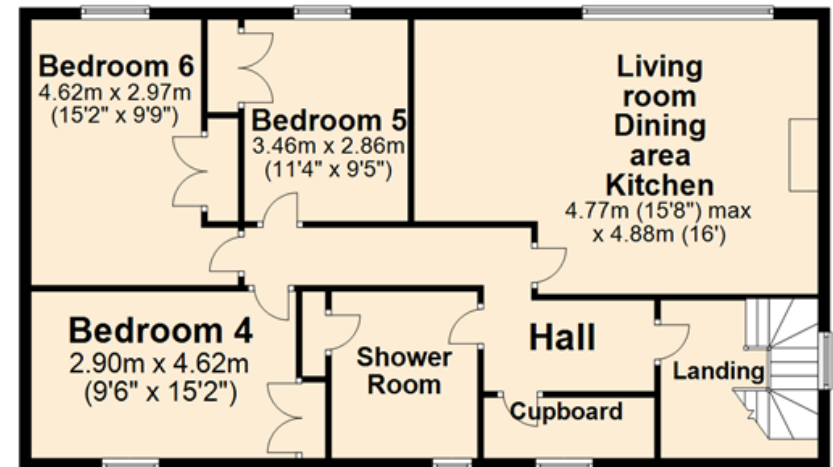


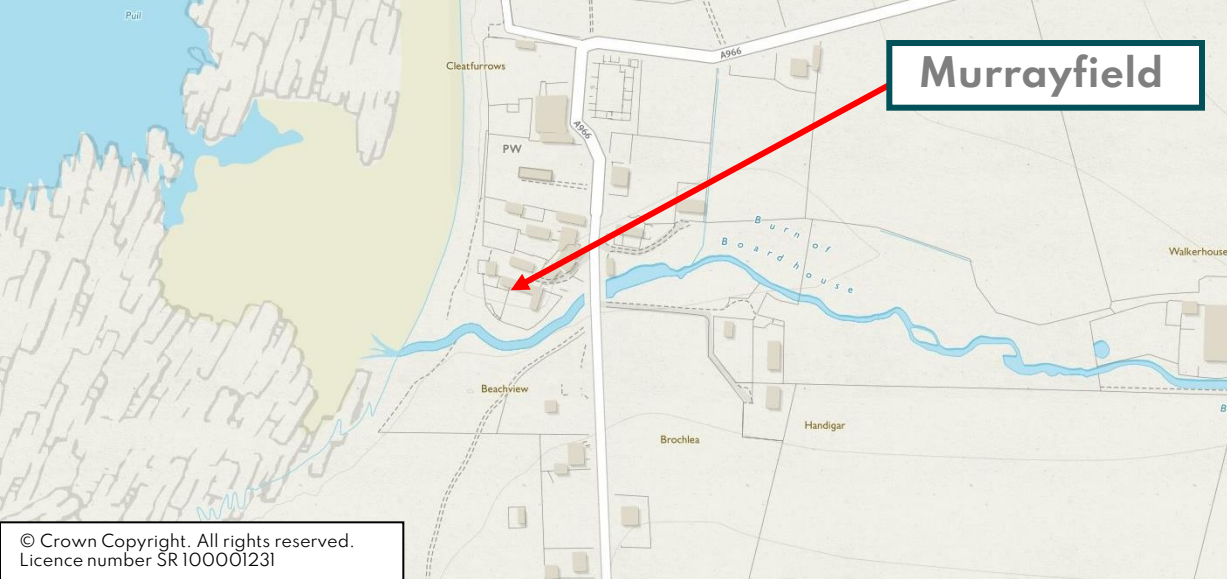


## GROUND FLOOR



## FIRST FLOOR





**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 D.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings and the contents of the property at the date of sale are included in the sale price.

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

**PRICE** – Offers Over £330,000.

**Further enquiries 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](http://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.