



**Lavbrook,**  
Orphir, KW17 2RB

**OFFERS OVER £360,000**



**LOWS**



Lavbrook is an outstanding 4 bedroom detached family home offering a very high standard of accommodation. The beautifully presented property is highly energy efficient with air to water central heating.

There is a spacious living room on the ground floor, open plan off the large kitchen/dining room. The sitting room on the first floor has a feature window in the gable.

The master bedroom benefits from an en-suite and a dressing room. There is a shower room on the ground floor and bathroom, with shower cubicle and double ended bath, on the first floor.

The utility room offers access into the integral garage. There is lawn and a large parking area to the front with the enclosed rear garden having a patio and lawn.



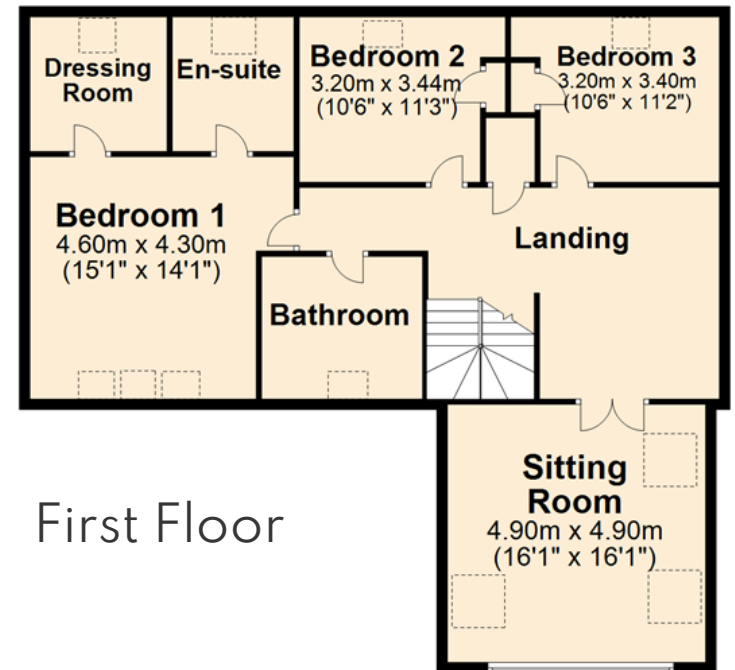
- Air to water central heating.
- uPVC framed double glazed windows.
- Spacious living room. Large sitting room with feature window.
- Quality fitted kitchen with integral appliances, open plan to dining area and patio doors into rear garden.
- Utility room with plumbing for a washing machine.
- Shower room with walk-in shower.
- Bathroom with double ended bath and walk-in shower cubicle.
- Master bedroom with en-suite and dressing room.
- Built-in wardrobes in bedrooms 2,3 and 4.
- Integral garage with electric door.
- Garden with lawns and patio.

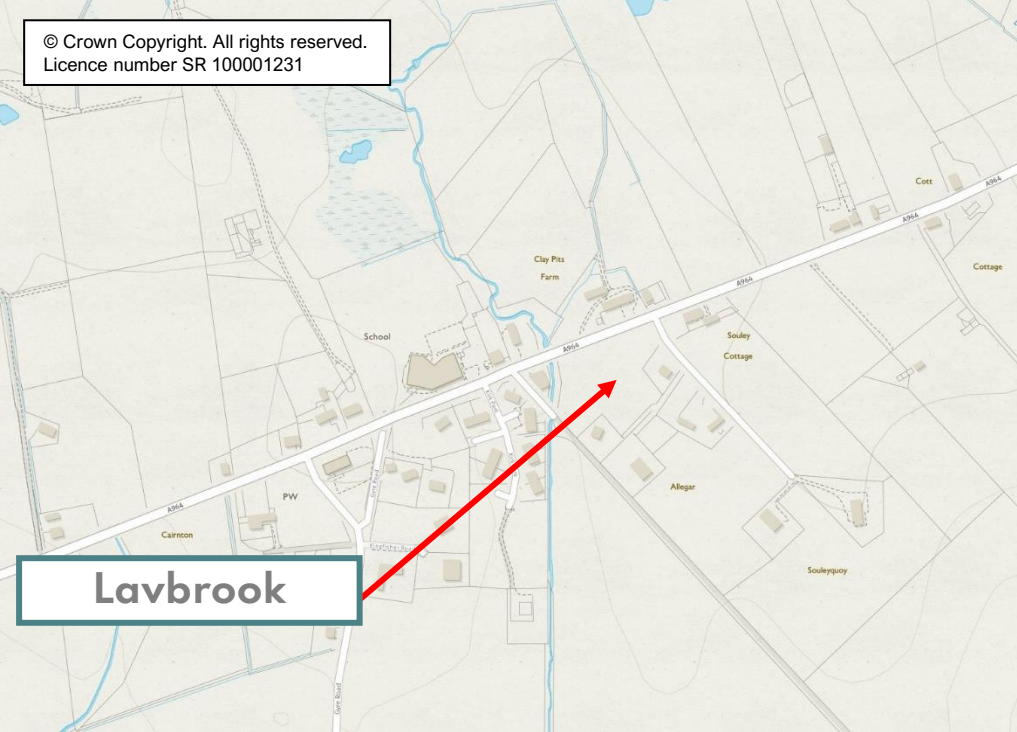
## LOCATION

Lavbrook lies in a small cul-de-sac in Orphir village with Kirkwall approximately 8 miles away.









**SERVICES** – Mains services.

**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 floor coverings are included in the sale price.

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

**PRICE** – Offers over £360,000

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

ETCN

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.

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