



Bea, Harray, KW17 2LE

Bea is a well-appointed, modern 4 bedroom detached dwellinghouse offering a very high standard of family accommodation. The spacious property is set in a large garden and enjoys views across farmland and the Harray Loch with the Hoy Hills in the distance.

**OFFERS OVER
£320,000**



- Air to water central heating – underfloor on ground floor, radiators on first floor.
- Solar thermal panels heat domestic hot water, qualification to claim the balance of the Renewable Heat Incentive payments to be passed onto the purchaser.
- UPVC framed double glazed windows.
- Double side raised fireplace set between living room and dining area.
- Exposed beams, french doors and large window in spacious living room.
- Partly vaulted ceiling in dining area which is open plan with a quality fitted kitchen.
- First floor sitting room with office area.
- Utility room.
- Bathroom with shower cubicle and free standing bath.
- Shower room. Separate toilet.
- Master bedroom with en-suite and walk-in wardrobe.
- Shower room, bedroom 4 and store room on 1st floor.
- Integral double garage with electric sectional doors
- Large garden including sheltered patio.



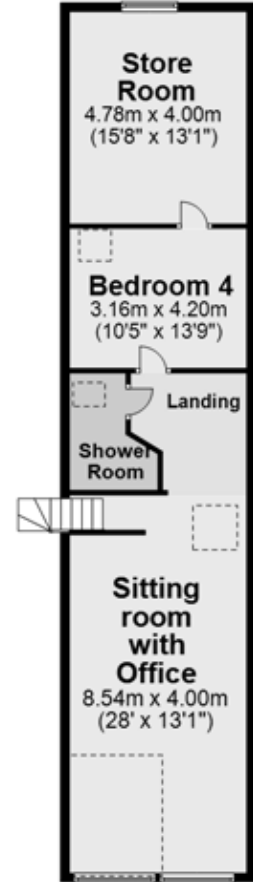
LOCATION

Bea is situated in the parish of Harray, a short drive from the village of Dounby, where there is a primary school, supermarket and post office.

SITTING ROOM

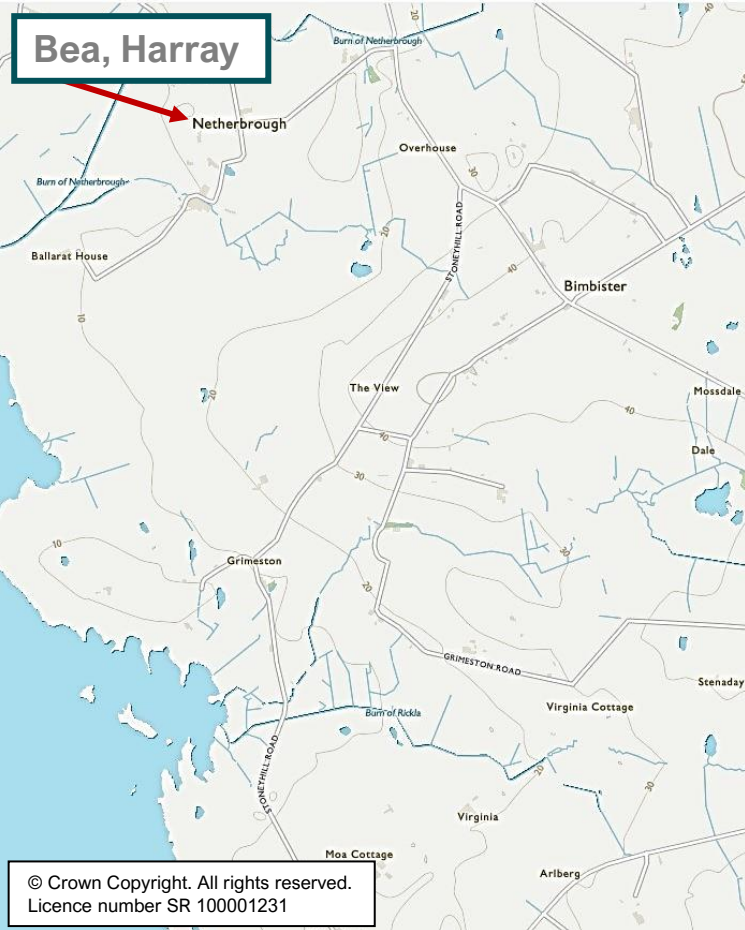


GROUND FLOOR



FIRST FLOOR

Bea, Harray



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BEDROOM 1



BEDROOM 1 EN-SUITE



BEDROOM 2

SERVICES – Mains water and electricity. Private septic tank. Telephone.

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.

There is no NHBC cover or Architect's Supervision Certificate with this property though there is a retrospective Engineer's report which will be made available to interested parties. Interested parties should check with their lender to make sure the Engineer's report is suitable for their purposes.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings are included in the sale price.

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

PRICE – Offers over £320,000.

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

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EJP

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.