



Lochside, Dounby, KW17 2HP

Offers Over £360,000

K Allan Properties are delighted to present this Stunning 5-Bedroom family home with 3 ½ acres of land to the market.

Discover peace, space, and panoramic views in this beautifully presented detached property, located on the tranquil outskirts of the Dounby Village. Set amidst rolling countryside with uninterrupted views towards the iconic Hoy Hills, this home offers the perfect blend of rural charm and modern comfort — ideal for families, or anyone seeking a lifestyle change with space for visitors to stay.

Stylish accommodation on one level comprises a large, modern dining kitchen, generous lounge with wood-burning stove, 5 spacious bedrooms, and 2 contemporary bathrooms. One of the bathrooms, positioned next to the primary bedroom, benefits from a luxurious wooden sauna.

The property benefits from 2 large outbuildings at the rear of the house, forming a courtyard area. They have ample windows and rooflights, making them suitable for conversion in to work or studio space subject to the relevant permissions.

Approx. 3 acres of land comes with the property and may be suitable for grazing.

Situated just a short drive from the heart of Dounby Village, the property benefits from local amenities including shops, a primary school, medical centre, and community facilities, while still offering that desirable rural setting. Kirkwall and Stromness are within easy reach by car.

SERVICES

Electricity: Mains

Water: Mains

Drainage: Private septic tank

Telephone: Connected

Heating: Oil central heating

COUNCIL TAX -BAND D

EPC - BAND C

VIEWINGS

By appointment only, arranged through K Allan Properties.

C a l l 0 1 8 5 6 8 7 6 3 7 7 o r e m a i l
info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

VIEWINGS FOLLOWING ACCEPTANCE OF AN OFFER

Once an offer has been accepted and the property is marked as "Under Offer", K Allan Properties will not arrange or facilitate any further viewings of the property.

Any requests for access following acceptance of an offer will be considered only where required by the terms of the concluded missives, by agreement between the seller and purchaser, or where otherwise legally necessary.

K Allan Properties reserves the right to refuse requests for additional viewings or inspections which are not required under the terms of the transaction.

BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We first received this award in 2023 for sales and are delighted to have been recognised for our high standard of work every year since.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area. If you want to achieve the best results for your property sale, while receiving the best customer service, we would love to help.

ANTI MONEY LAUNDERING LEGISLATION

As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us, as selling agents, to perform various checks on the property buyers. We will require certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion until these requirements have been fully satisfied.

DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas, water services or any appliances. Photographs may have been taken with a wide-angle lens.

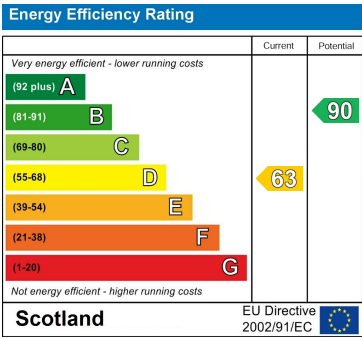
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.