



Offers over £300,000

Storr, Sunnyside  
St Ola, KW15 1TR

Harcus.



Offered for sale is this spacious three bedroom bungalow situated in a small private residential development, a short drive from Kirkwall. Storr is a highly energy efficient property and is immaculately presented, offering a high standard of accommodation and lovely views to Scapa Flow.

Accommodation comprises Vestibule, Hallway, Living room, Dining Kitchen, Utility room, Bathroom and three double Bedrooms with one En-suite.

 3 bedrooms

 2 bathroom

 1 Public room

The property is entered through the vestibule with glazed inner door and a cupboard housing the workings for the air source. The spacious entrance hallway has a further storage cupboard and offers a taste of the exceptional accommodation on offer.

### Living room

5.31m x 3.59m (17ft 5" x 11ft 9")

This beautiful living room has full height windows allowing a wonderful flow of natural light and enjoys the view to Scapa Flow. Carpeted and with neutral decor. Television and a telephone point.





### Dining Kitchen

5.30m x 3.61m (17ft 4" x 11ft 10")

Beautiful kitchen fitted with a range of quality units at floor and eye level and a run of worktops including a breakfast bar. Integrated oven, dishwasher, fridge, freezer, hob and an extractor hood. The dining area has ample space for a table and chairs. Glazed sliding door leads out to a patio area. Television and a telephone point.





### Utility room

3m x 1.91m (9ft 10" x 6ft 3")

Ever welcome addition to the family home, this utility room is fitted with floor and eye level units along with worktop space, sink and a drainer. Plumbed for a washing machine and space for a drier. Glazed door to the rear garden,



### Bathroom

3m x 1.99m (9ft 10" x 6ft 6")

Well appointed bathroom with a shower over the bath, W.C. and a wash hand basin fitted into a vanity unit. Modesty glazed window to the rear. Extractor fan. Heated towel rail.



### **Bedroom 1**

3.64m x 3m (11ft 11" x 9ft 10")

This double bedroom is situated to the rear of the property. Carpeted and with matching neutral decor. Large built-in wardrobe with hanging rails, shelving and mirror doors. Television point.

### **En-suite Shower room**

2.98m x 1.51m (9ft 9" x 4ft 11")

Stylish en-suite fitted with a large shower, W.C. and a wash hand basin. Vanity mirror. Extractor fan. Modesty glazed window. Heated towel rail.





### **Bedroom 2**

3.15m x 3m (10ft 4" x 9ft 10")

Wonderfully bright double bedroom situated to the front of the property. Carpeted and with neutral decor. Built-in wardrobe with hanging rails, shelving and mirror doors. Television point.



### **Bedroom 3**

3.15m x 3m (10ft 4" x 9ft 10")

Double bedroom also situated to the front of the property. Wardrobe with hanging rail, shelving and mirror doors. Television point.





### **Outside**

A tarmac driveway leads to the property with the garden wrapping around the property. Paved patio to the rear. Wooden garden shed is included in the sale.



**Storr has double glazed windows & external doors and underfloor air source heating with a heat recovery system. Oak internal doors.**

### Services

Mains services, Shared septic tank.

### Council Tax

Band D. This may be reassessed when the property is sold.

### Energy Performance Certificate

Band C.

### Entry

August/September 2024

### Fixtures & fittings

All floor coverings and garden shed are included in the sale.

### Price

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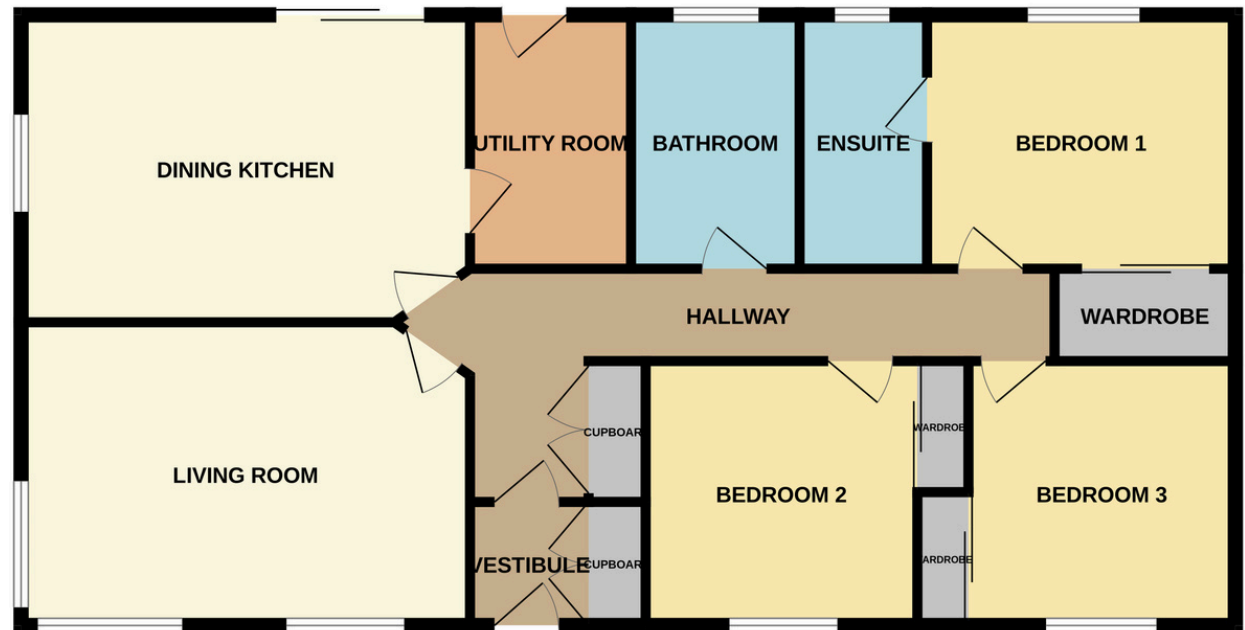
### Interested parties

Please note your interest to Harcus Law.

### Offers

Written offers should be submitted to Harcus Law.

## Floorplan





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## Arrange a viewing

### Contact us

Harcus Law  
13 Bridge Street Kirkwall, Orkney  
KW15 1HR

Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00



**01856 877 866**



**enquiries@harcuslaw.co.uk**

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