



Offers over £285,000

Alskahem  
Burray, KW17 2SS

Harcus.



**This charming four-bedroom house, complete with a detached garage, is now on the market. Nestled in a tranquil corner of a private residential area, it offers delightful open views. Just a leisurely walk from the shoreline, Sands Hotel, and a short distance to local amenities and the Primary School.**

The property comprises of Entrance Vestibule, Hall, Living room, Kitchen/Dining room, Utility room, Bathroom and four Bedrooms with one En-suite.

 **4 bedrooms**

 **2 bathrooms**

 **1 Public room**

## Living room

6.25m x 4.20m (20ft 6" x 13ft 9")

Lovely bright living room with a window to the side and a large window to the front framing the beautiful open views. Electric fireplace with a wooden surround providing a focal point. Television and a telephone point.





### **Kitchen/Dining room**

5.29m x 4.79m (17ft 4" x 15ft 9")

This spacious kitchen features a range of floor and wall units, an integrated oven and hob with an extractor hood, and plumbing for a dishwasher, which is part of the sale. There is room for a fridge freezer. The dining area provides plenty of space for a table and chairs, with patio doors leading to a decked area.

### **Utility room**

2.88m x 2.07m (9ft 5" x 6ft 9")

A valuable addition to the family home, the utility room is equipped with plumbing for a washing machine and features both floor and eye-level units and worktop space. Housing the oil boiler. External door to the rear.





### **Bedroom 1**

4.80m x 3.11m (15ft 9" x 10ft 2")

A bright and spacious bedroom enjoying the lovely view. It features carpeting and warm decor, with plenty of room for freestanding bedroom furniture. Television and a telephone point

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

2.76m x 1.20m (9ft 1" x 3ft 11")

Fitted with a shower, W.C. and a wash hand basin. Extractor fan. Heated towel rail.





## **Bedroom 2**

3.91m x 2.88m (12ft 10" x 9ft 5")

This double bedroom is carpeted and with neutral decor and an accent wall. Window looking out to the rear. Television and a telephone point.





### **Bedroom 3**

3.31m x 3.11m (10ft 10" x 10ft 2") at most

This double bedroom is carpeted with neutral decor and a feature wall, offering ample space for freestanding furniture. Window to the front enjoying the view. Television and a telephone point.





### **Bathroom**

2.32m x 2.88m (7ft 10" x 9ft 5")

Fitted with a Jacuzzi bath, shower, W.C. and a wash hand basin. Tiled flooring and walls. Modesty glazed window. Heated towel rail.

### **Bedroom 4**

2.90m x 2.88m (9ft 6" x 9ft 5")

This bedroom is situated to the rear of the property and has carpeting and matching decor. Television point.





## Garage

7.13m x 3.78m (23ft 4" x 12ft 4")

Large garage with an up and over electric door, power and lighting. Workbench and shelving.

## Outside

To the front, a spacious tarmac driveway offers plenty of parking space. The garden features a lawn surrounded by mature bushes and shrubs. To the rear, there is a gravel area with a flower bed along the wall, accompanied by a decked section on the side, ideal for outdoor dining with a view.





Alskahem has uPVC double glazing and oil underfloor heating.

## Services

Mains services. Private Septic tank

## Council Tax

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

## Energy Performance Rating

Band D

## Entry

By arrangement.

## Fittings & fixtures

All floor coverings, curtains, blinds, washing machine and dishwasher are included in the sale.

## Price

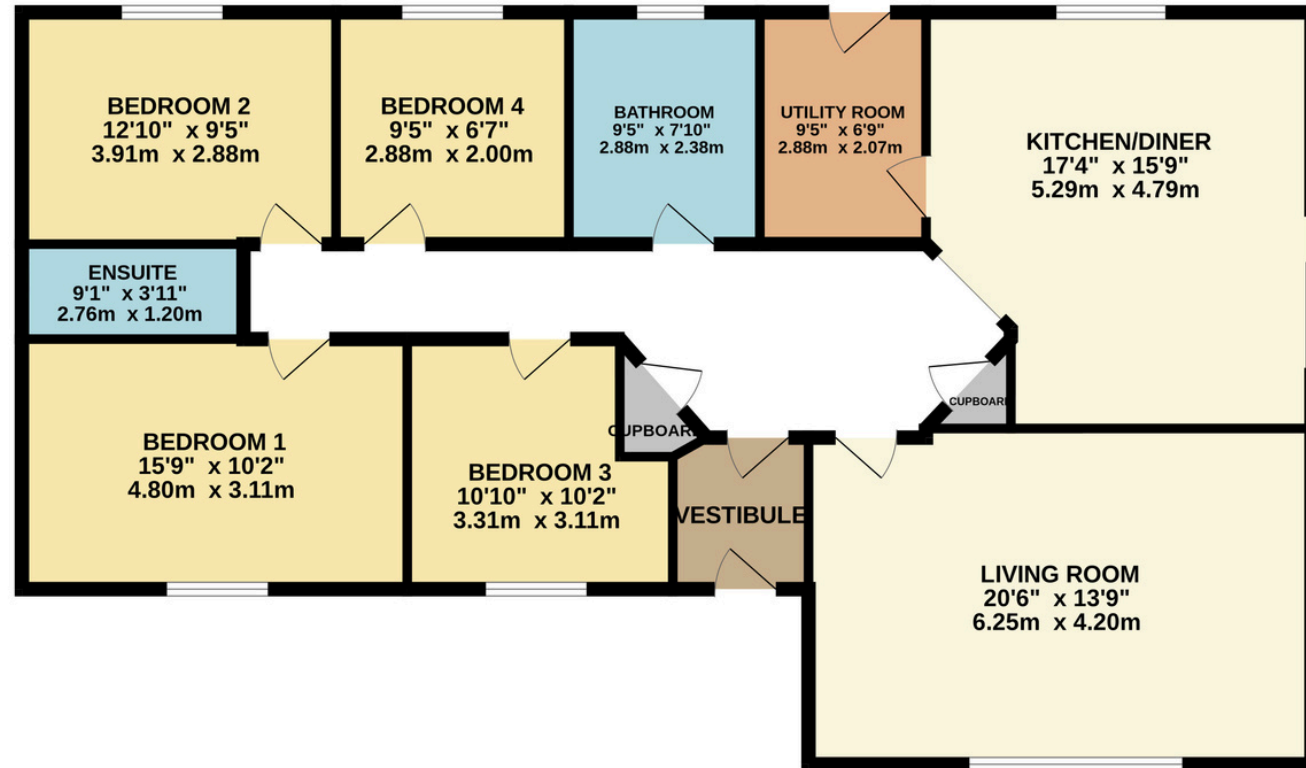
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## Interested parties

Please note your interest to Harcus Law.

## Offers

Written offers should be submitted to Harcus Law





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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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