

**NEW HOUSE, SMITHY COTTAGE,  
ORPHIR, KW17 2AD  
OFFERS OVER £249,000**



This substantial new 4 bedroom detached house, erected by Orkney Builders (Contractors) Ltd, is finished to a high standard and enjoys views over farmland to Scapa Flow.

The house benefits from NHBC Buildmark warranty cover and the large garden includes a seeded lawn, whitebeam, fushia, sycamore and rosa regosa together with paths and driveway.

There are UPVC framed double glazed windows, composite Veka doors and UPVC facias and soffits. The house is constructed using air-tight, closed panel pre-insulated timber framed system and so enjoys very low levels of air permeability together with MVHR (mechanical ventilation with heat recovery).

The living room is on the first floor and enjoys views in 3 directions. There is a spacious open plan kitchen/dining area/family room on the ground floor with a quality Nobilia kitchen units. There is a utility room off the kitchen.

The master bedroom with en-suite, built-in wardrobe and floor to ceiling window is on the ground floor together with bedroom 4 and a third toilet.

The family bathroom, which has a bath and shower cubicle, is on the first floor together with 2 double bedrooms, both featuring a built-in wardrobe with sliding mirror doors.

There are high quality bathroom suites and the house is decorated ready to receive floor furnishings.

A paddock situated close to the property may be available by separate negotiation

This new house is situated very close to Orphir village where there is a modern community school, post office and public house. There is a scheduled bus service to and from Kirkwall which is approximately 7 miles to the east.

**SERVICES** - Mains water and electricity. Sewerage treatment plant (Bio-disc).

**COUNCIL TAX BAND** – To be confirmed.

**ENERGY PERFORMANCE RATING** – Band C (design rating)

**ENTRY** - By arrangement.

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

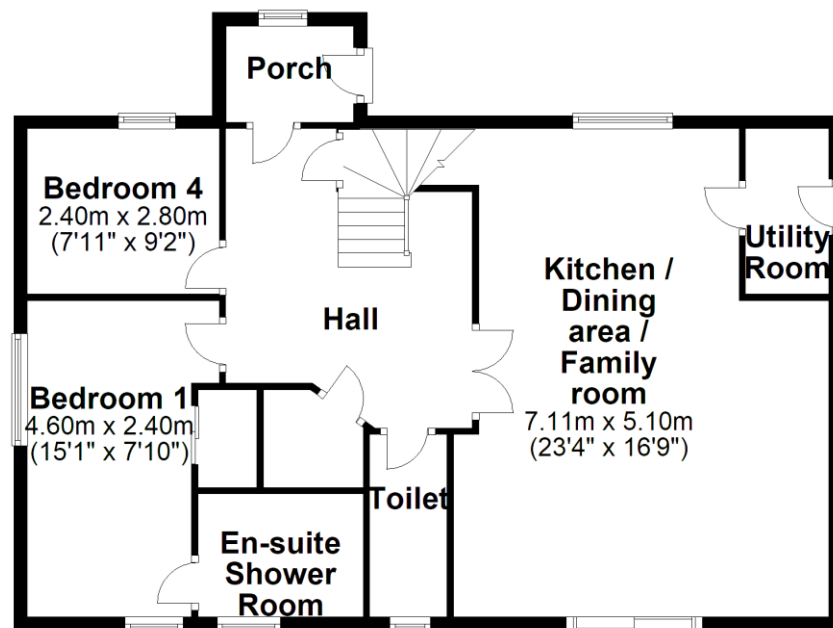
**PRICE** - Offers over £249,000

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

## LIVING ROOM - FIRST FLOOR

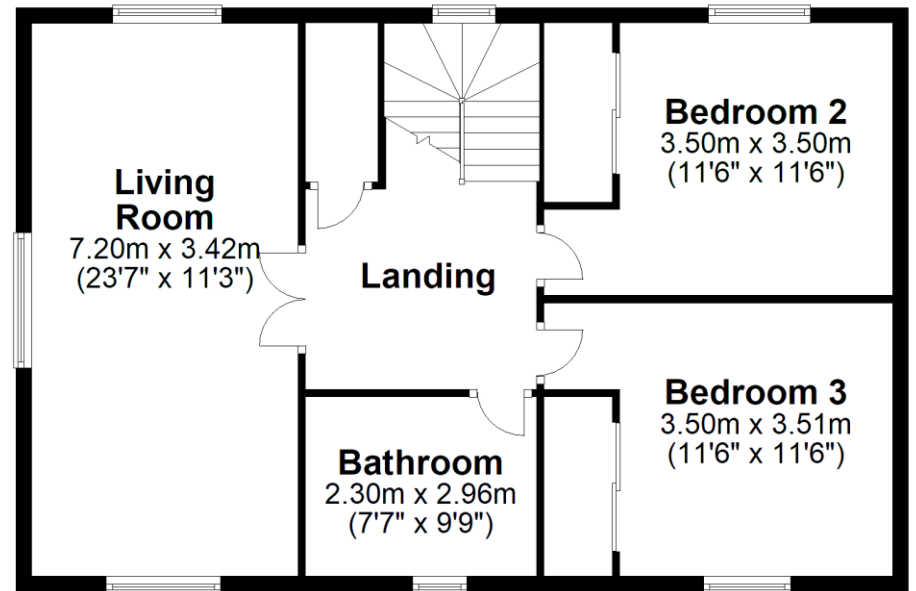


## GROUND FLOOR

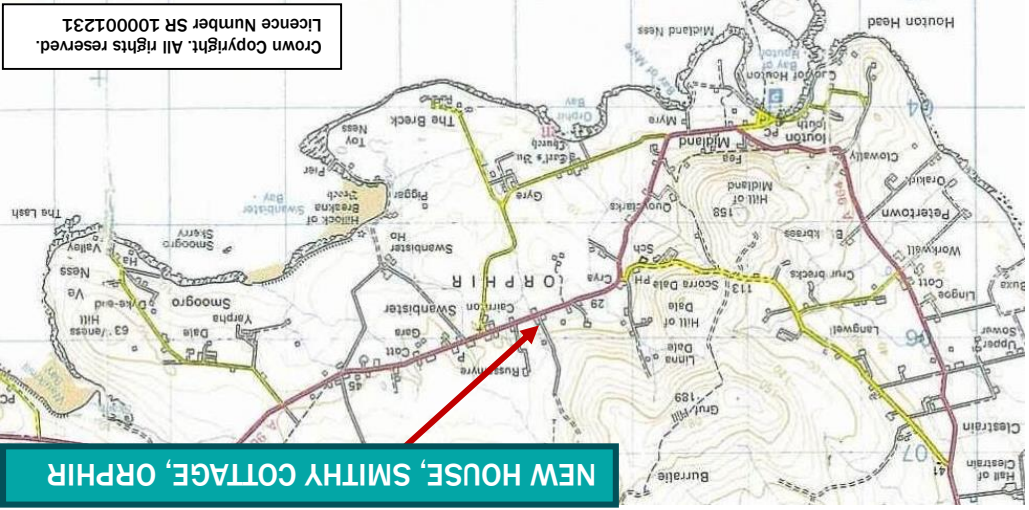




## FIRST FLOOR



1. 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.
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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