



Orkney Property Centre



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Karrawa, Harray, KW17 2LD Offers over £225,000



Beautifully presented five bedroom detached house with integral garage and large garden enjoying stunning views over the surrounding to the Hoy Hills.

Accommodation comprises Living room, Kitchen/Dining room, Utility room, Family Bathroom, five Bedrooms with one En-suite and Shower room.

Viewing is highly recommended to truly appreciate the accommodation on offer.

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Karrawa has uPVC doors and windows. Oil central heating with underfloor heating downstairs and radiators to the upper floor. Oak finishings throughout including staircase.

Lower Accommodation



Entrance Vestibule

3.0m x 2.4m (9ft 8" x 13ft 4")

Hallway

4.4m x 3.0m (14ft 4" x 9ft 8")

The entrance vestibule has karndeian flooring and a full length window along with two further windows. Half glazed door leads into the spacious open hallway with neutral décor and oak flooring. Oak staircase leading to the upper accommodation. Large shelved storage cupboard.



Living room

5.0m x 4.1m (16ft 4" x 13ft 4")

Welcoming room with picture window offering beautiful views over the countryside and onwards to the Hoy Hills. Neutral décor and oak flooring. Full length window to the side of the property.

Half glazed door to the hallway. Television, sky and two telephone points.

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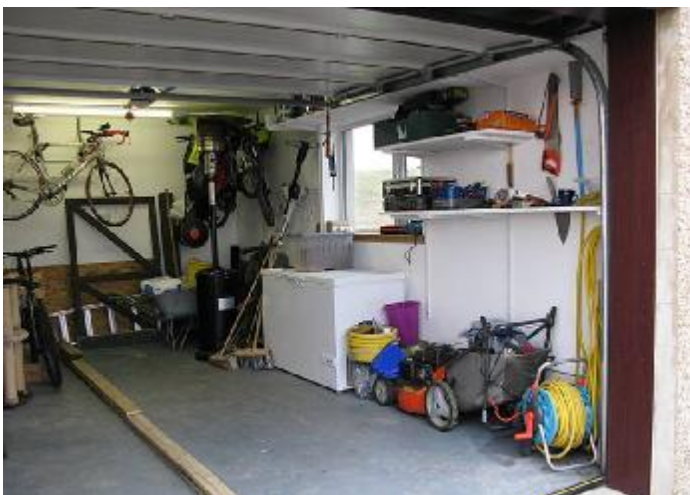
Kitchen/Dining room 7.9m x 4.1m (25ft 9" x 13ft 4")

This kitchen is fitted with a quality range of units at floor and eye level with integrated Neff dishwasher, large induction hob, oven, microwave and cooker hood. Excellent run of work tops with splashback. Abundant room for a table and chairs along with additional dining furniture. Two windows and double patio doors leading out to the decked BBQ area to the rear of the property. Large shelved storage cupboard. Karndean flooring. Half glazed door to hallway and door to the utility room. Television and telephone point.



Utility room 4.1m x 2.0m (13ft 4" x 6ft 5")

Ever welcome addition to the family home, fitted with units at floor and eye level with worktop space, sink and drainer and housing the oil central heating unit. Plumbed for a washing machine and a drier. Karndean flooring. Window to the rear, external door and door to garage. Telephone point. Extractor fan.



Garage 5.7m x 3.5m (18ft 7" x 11ft 4")

With electric up and over door and lighting. Door leading into the utility room. Multiple power points. Housing the Megaflo cylinder.



Family Bathroom

3.1m x 2.5m (10ft 1" x 8ft 2")

Well appointed family bathroom fitted with a modern three piece white suite along with a walk-in wet style shower with glass block screen. Wash hand basin and w.c. fitted into a vanity unit with large mirror above. Tiled flooring. Heated towel rail. Modesty glazed window to the front of the property. Extractor fan.



Bedroom 4

3.5m x 3.74m (11ft 4" x 12ft 3")

Currently utilised as an office, this carpeted double bedroom is situated to the front of the property. Double built-in wardrobe with hanging rail and shelving providing storage. Television and telephone point.

Upper Accommodation



Hallway

6.2m x 0.9m (20ft 3" x 2ft 9")

Carpeted hallway offering access to all the upper accommodation. Shelved airing cupboard. Access to the attic, which is floored and lighted, accessible by built-in ladder hatch.





Master bedroom

5.0m x 4.9m (11ft 4" x 10ft)

Spacious master bedroom with large bay window to the rear of the property enjoying the beautiful views to the Hoy Hills. Carpeted with neutral décor and feature wall. Built-in large triple wardrobe with hanging rails and shelving providing excellent storage. Built-in stereo speakers. Television and telephone point. Radiator.



En-suite

2.7m x 2.2m (8ft 9" x 7ft 3")

Fitted with a two piece white suite along with a separate shower cubicle. Vinyl flooring and velux window to the front of the property. Heated towel rail and mirror. Extractor fan.



Bedroom 2

4.1m x 2.9m (13ft 4" x 9ft 5")

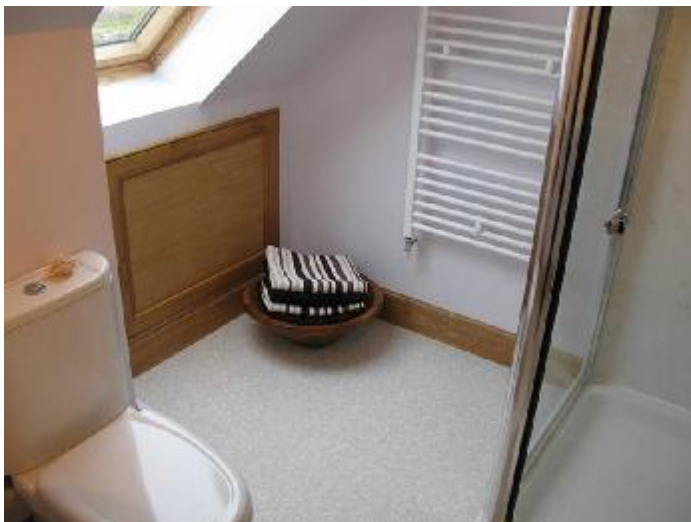
Double bedroom with large bay window situated to the rear of the property and affording beautiful views to the Hoy Hills. Carpeted with tasteful décor. Ample room for freestanding bedroom furniture. Television point. Radiator.



Bedroom 3

3.7m x 3.0m (12ft 1" x 9ft 8")

Good sized double bedroom with velux window to the front of the property. Carpeted with co-ordinating neutral décor. Television point. Radiator.



Shower room

2.4m x 2.22m (8ft 3" x 7ft 3")

Fitted with a modern two piece white suite along with a shower cubicle. Vinyl flooring and velux window to the front of the property. Heated towel rail. Extractor fan.



Bedroom 5/Study

5.4m x 2.6m (17ft 7" x 8ft 5")

Carpeted bedroom with two large velux windows to the rear of the property. This bedroom would equally serve as a study. Television and telephone point. Radiator.

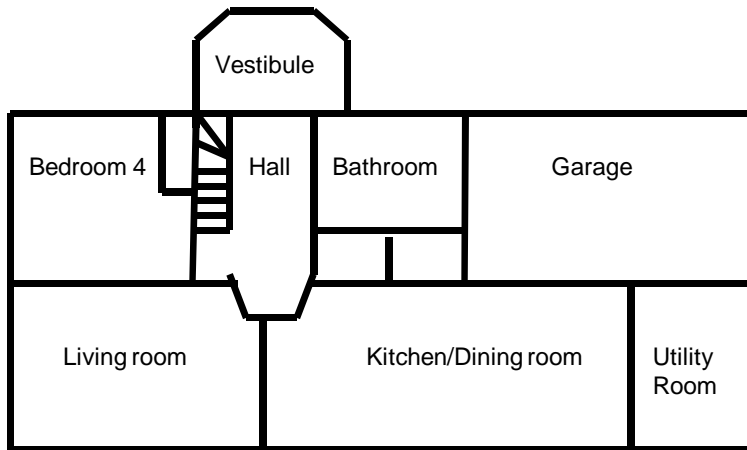


Outside

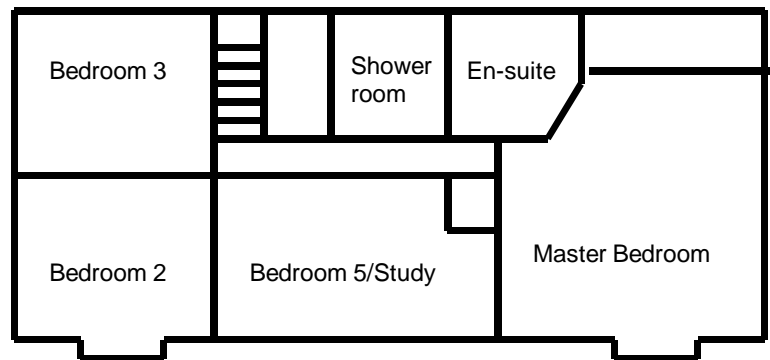


Driveway to the side of the property leading to the garage with ample parking for several cars. The front garden is laid to lawn with a dry stone wall and shrubs. The large rear walled garden is laid to lawn with a decked/BBQ area providing an excellent space for alfresco dining and enjoying the open views on offer.





Ground Floor



First Floor

Services

Mains Services, BioDisc Treatment Plant, Telephone

General Notes

- Council Tax – Band C. this may be reassessed when the property is sold.
- Viewing arrangements – Please contact Orkney Property Centre to view the property.
- Entry – By Arrangement
- Fittings & fixtures - All floor coverings and light fittings are included in the sale .
- Price – Offers over £225,000
- Interested parties – Please note your interest to Orkney Property Centre
- Offers - Written offers should be submitted to Orkney Property Centre

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