



# Orkney Property Centre

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## Siblah, Grimeston, Harray KW17 2JT

**\*REVISED PRICE\* Fixed Price of £170,000**



Beautifully presented three/four bedroom detached bungalow with garden situated in the heart of Neolithic Orkney in the picturesque parish of Harray.

Accommodation comprises of Living room, Dining Kitchen, Utility room, three Bedrooms with one en-suite, Bathroom and fourth Bedroom/Study.



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## Entrance Hallway

Front porch with ceramic tiled flooring and inner glazed door leading into the carpeted entrance hallway providing a taste of the spacious accommodation on offer. Coat cupboard along with a further shelved cupboard. Hatch to the partially floored attic.



## Dining Kitchen

**5.40m x 4.15m (17ft 9" x 13ft 7")**

The kitchen is fitted with a good quality range of units with integrated oven, gas hob, cooker hood, microwave, fridge, freezer and dishwasher. Worktop space with splashback and windows looking out to the rear and side of the property. Ample room for a table and chairs. Ceramic tiled flooring. Television and telephone point.

## Utility room

**2.78m x 1.85m (9ft 1" x 6ft 1")**

Accessed from the kitchen and fitted with a floor level unit with worktop space, sink and drainer. Plumbed for a washing machine and a drier. Housing the oil central heating unit. Ceramic tiled flooring and external rear door.





### Living room

**5.41m x 4.76m at widest(17ft 9"x 15ft 7")**

Relaxing living room with large window to the front and patio doors to the side allowing a wonderful flow of natural light. Wall mounted electric fire providing a feature focal point. Carpeted with calm décor. Television, sky and telephone point.



### Bedroom 1

**3.57m x 3.42m (11ft 8" x 11ft 3")**

Superb master bedroom with a large double wardrobe with hanging rails, shelving and mirror doors providing good storage. Carpeted with neutral décor. Window to the rear of the property. Television and telephone point.



### En-suite

**2.63m x 1.0m (8ft 7" x 3ft 3")**

Fitted with a two piece white suite with large tiled shower cubicle. Modesty glazed window to the rear of the property. Extractor fan.



## **Bedroom 2**

**2.98m x 2.97m (9ft 9" x 9ft 9")**

Carpeted double bedroom with neutral decor. Built-in double wardrobe with hanging rail, shelving and mirror doors. Window to the front of the property.



## **Bedroom 3**

**2.97m x 2.58m (9ft 9" x 8ft 6")**

Carpeted bedroom with neutral décor. Built-in wardrobe with hanging rail, shelving and mirror doors providing storage. Window to the front of the property.



## **Bedroom 4/Study**

**4.58m at most x 2.97m (15ft x 9ft 9")**

Carpeted multi-functional room that would equally serve as a bedroom, study or dining room. Carpeted with window to the side of the property. Television and telephone point.



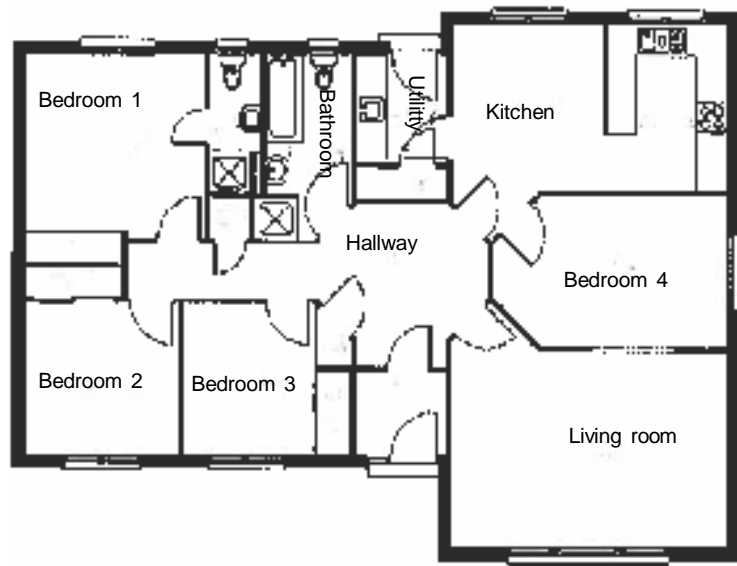
**Bathroom**  
**3.58m x 1.89m (11ft 9" x 6ft 2")**

Beautifully well appointed bathroom fitted with a modern three piece white suite comprising of a w.c., wash hand basin and bath along with a separate shower cubicle. Ceramic tiled flooring and modesty window to the side of the property. Extractor fan.



Gravelled driveway leading to the front of the property with parking for several cars. Large garden sweeping around the property complete with garden features offering perfect areas for alfresco dining and relaxation. Large polytunnel and a vegetable plot along with a chicken run. Wooden shed 2.45m x 1.84m (8ft x 6ft) included in the sale.





Siblah benefits from double glazed doors and windows and has underfloor oil central heating throughout.

**Services** – Mains services, Telephone, Septic Tank

**General Notes** – Home Report available

- **Council Tax** - Band D. 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 carpets, floor coverings and garden shed are included in the sale.
- **Price** – Fixed Price of £170,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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