



**Dunromin,**  
Littlequoy Road, Burray, KW17 2SX

**OFFERS OVER £255,000**





Dunromin is a spacious 3 bedroom detached bungalow set in a beautiful elevated position with stunning panoramic sea views. The property has a generous garden to the front, side and rear along with a greenhouse and garage.

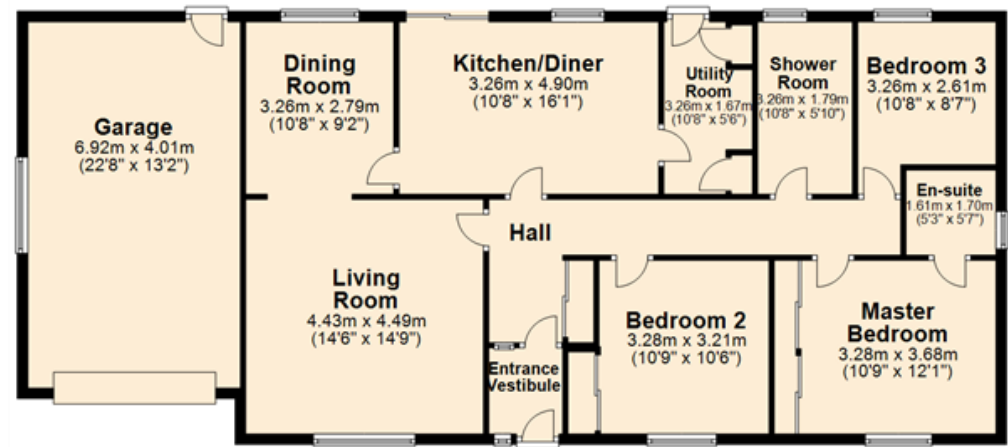
- Oil central heating.
- UPVC double glazed windows.
- Spacious living room with feature electric fire with surround and opening into dining room.
- Dining room.
- Kitchen/diner with integral oven and hob and patio doors out to garden.
- Utility room with Bosch dishwasher and Bosch washing machine.
- Wet room shower room.
- Master bedroom has en-suite shower room and built in wardrobes with mirror doors.
- Bedroom 2 has built in wardrobe with mirror doors.
- Large well-maintained garden laid to lawn with plants and trees.
- Garage
- Greenhouse.
- Sea views to the Echnaloch Bay and Churchill Barriers to one side and Scapa Flow and Hoy to the other.

## LOCATION

Dunromin is located a short drive from the village of Burray where there is a primary school, hotel and cafe.









**SERVICES** – Mains water and electricity. Private septic tank.

**COUNCIL TAX BAND** – Band D. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, blinds and white goods are included in the sale price.

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

**PRICE** – Offers Over £255,000.

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

Lows Solicitors – Estate Agents  
 5 Broad Street, Kirkwall, Orkney, KW15 1DH  
 T: 01856 873151 F: 01856 875450 W:  
[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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**ETCN**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. 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.