

**CHANONRY,  
TOAB, KW17 2QU  
OFFERS OVER £220,000**



Chanonry is a substantial 4 bedroom detached dwellinghouse enjoying views over the surrounding farmland. The attractive property offers spacious family accommodation and is situated approximately 1 mile from the St Andrews Primary School and 6 miles from Kirkwall.

Chanonry stands in good decorative order and has UPVC framed double glazed windows together with partial electric under floor heating, electric panel heaters and a modern air source heater in the family room.

The spacious living room has a dual aspect and a decorative stone feature with space for an electric fire and incorporating a television display unit. There is a large family room/second living room and the kitchen has modern fitted cupboards incorporating a gas hob, extractor fan, oven, plumbing for a dishwasher, and large breakfast bar.

The utility room is off the kitchen and has a large walk-in cupboard together with a sink and plumbing for a washing machine. Also on the ground floor are the bathroom and two en-suite bedrooms, both of which also have a built-in wardrobe. There are two further double bedrooms on the first floor.

The integral garage has an electric sectional door, lights and power points together with a door into the inner hall.

The shared drive leads from the public road to the large parking area which extends to the front of the house and to the garage. There is a fenced lawn to the front together with trees and this extends to the sheltered patio at the side. To the rear there is a greenhouse, patio, drying area and vegetable garden.

**SERVICES** - Mains water and electricity. Telephone. Private septic tank.

**COUNCIL TAX BAND** - Band C. 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 D.

**ENTRY** - By arrangement.

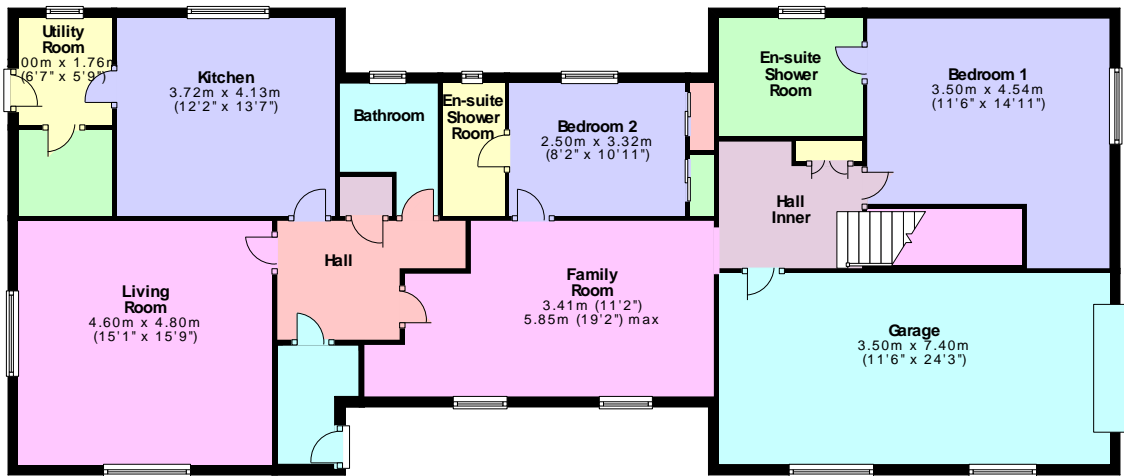
**FIXTURES AND FITTINGS** - All floor coverings are included in the sale price.

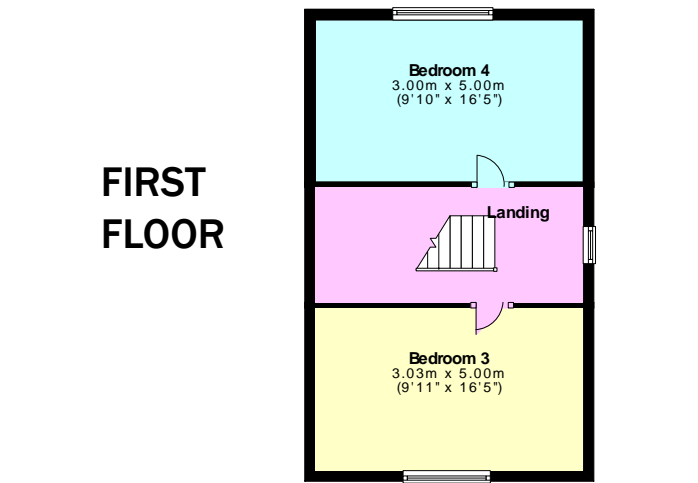
**VIEWING** - For an appointment to view please contact Lows Property Department.

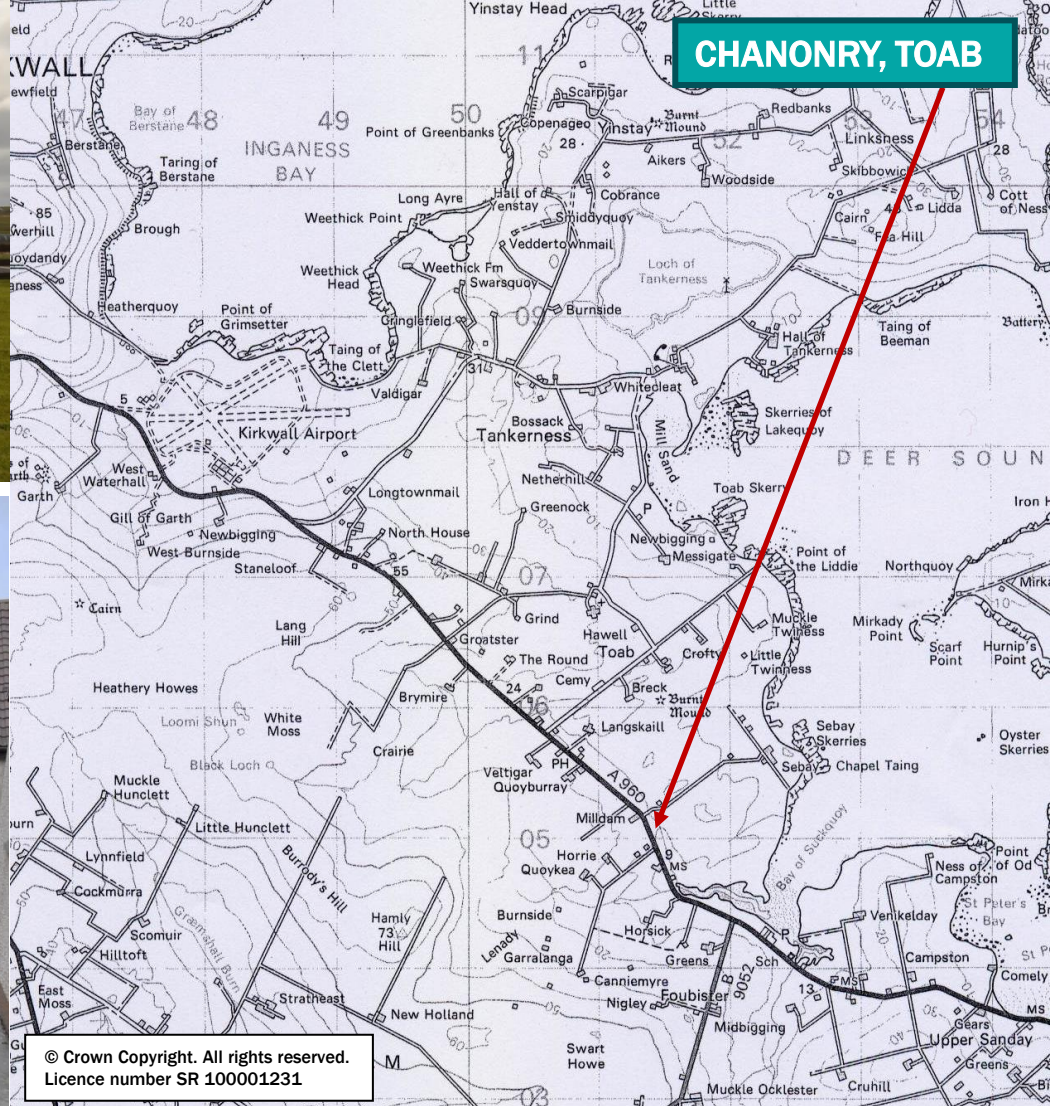
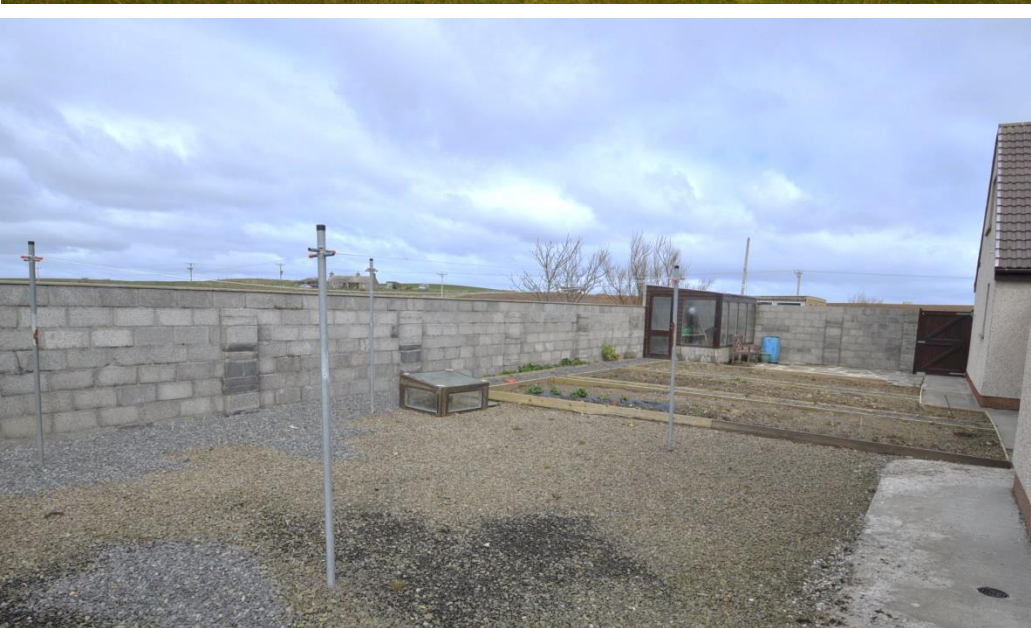
**PRICE** - Offers over £220,000  
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



### GROUND FLOOR







# CHANONRY, TOAB

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**DJMF**

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.

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