



Klivvith,
Orphir, KW17 2RB

OFFERS OVER £250,000



Klivvith is a spacious 3 bedroom detached bungalow with garage. The attractive property is situated in Orphir village and enjoys a restricted view of Scapa Flow.

The accommodation includes a large living room and a kitchen with dining area.

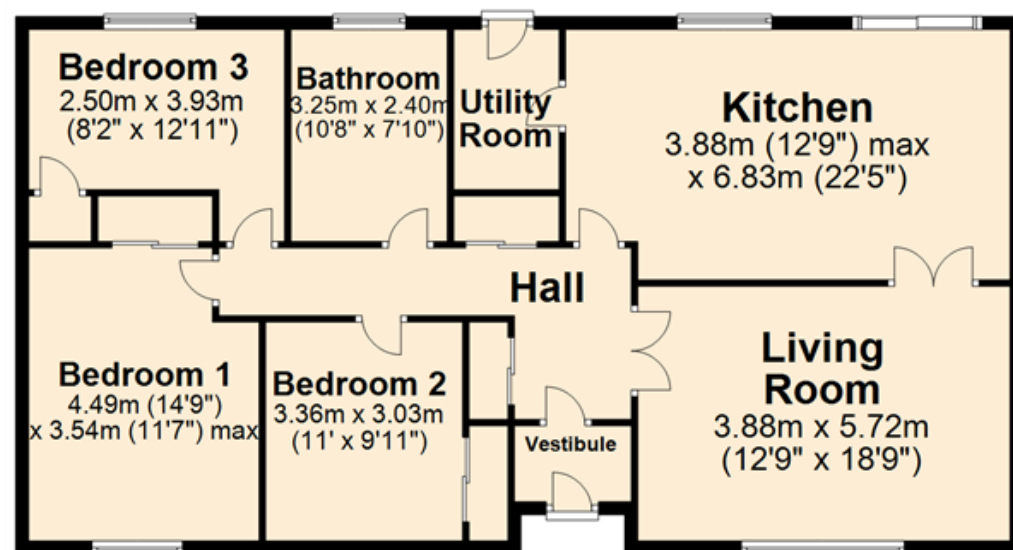
There is lawn to the front and a parking area, decking, trees and bushes to the rear.

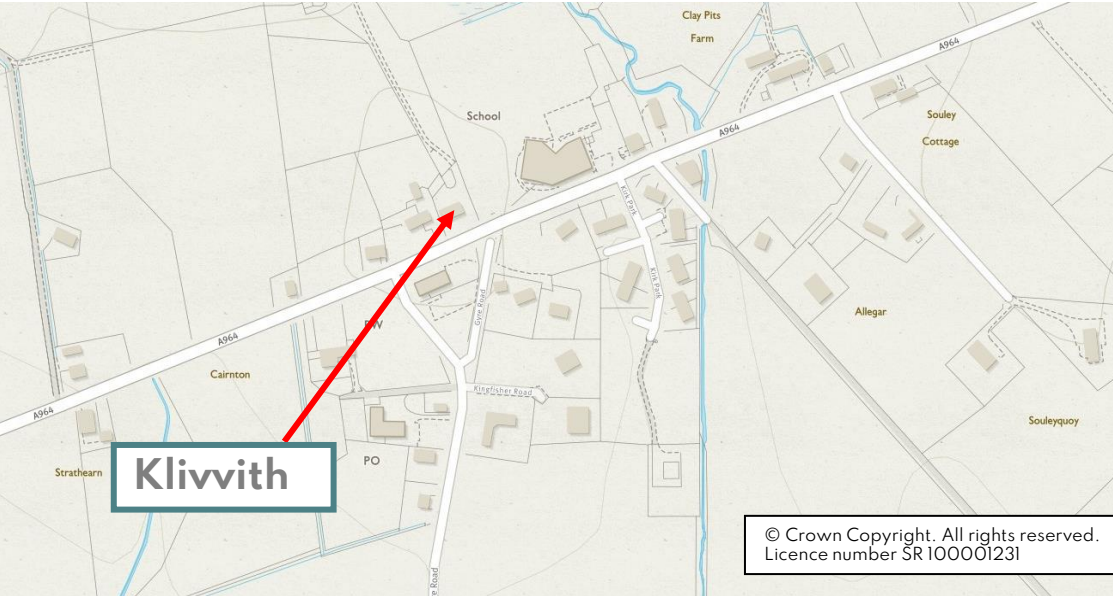
- Oil-fired underfloor central heating.
- uPVC framed double glazed windows.
- Large living room with glazed double doors into hall and dining area.
- Spacious kitchen with integrated hob, cooker hood, dishwasher, double oven and fridge freezer. Dining area with patio doors.
- Utility room with plumbing for washing machine.
- Bathroom with spa-style bath and shower cubicle.
- Each bedroom has a built-in wardrobe with the wardrobe in bedroom 1 having sliding mirror doors.
- Detached garage with electric door, work bench, lights and power points.
- Garden to front and rear.

LOCATION

Klivvith is located in Orphir village, adjacent to the community school. There are bus services to and from Kirkwall.







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 D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

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

PRICE – Offers Over £250,000.

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

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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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.