

**SANDVEIEN,  
DOUNBY, KW17 2HS  
OFFERS OVER £320,000**





Sandveien is a substantial 5-6 bedroom detached dwellinghouse with integral garage and workshop situated in a large garden. The attractive property is situated a short drive from Dounby village and enjoys beautiful views over the surrounding farmland.

The dwellinghouse stands in good decorative order and has velux and uPVC framed double glazed windows. There is oil central heating together with a modern air source heater in the hall. The spacious living room enjoys a dual aspect and has two radiators together with a real flame effect gas fire which has a capped chimney. The dining area has laminate flooring and is open plan with the kitchen which itself has fitted cupboards incorporating a gas hob, cooker hood, eye level double oven, dishwasher and fridge together with ceramic tiled floor.

The utility room is off the kitchen and has a sink, fitted cupboards, plumbing for a washing machine, space for a tumble dryer and a door into the garage. Also on the ground floor is the bathroom with modern suite including a walk-in shower and separate bath, bedrooms 1 and 2, and a box room/bedroom 6.

There is a shower and double bedrooms on the first floor all featuring a built-in wardrobe and cupboard together with access to the eaves. The wide landing offers room to place a workstation.

The integral garage has an inspection pit and electric sectional door. The large detached workshop (11.5m x 6.9m, approx.) has a sliding door, window, power points, lights and tap. The garden is mainly to lawn. Detached workshop. Large garden.



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

**COUNCIL TAX BAND** - Band E. 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 E

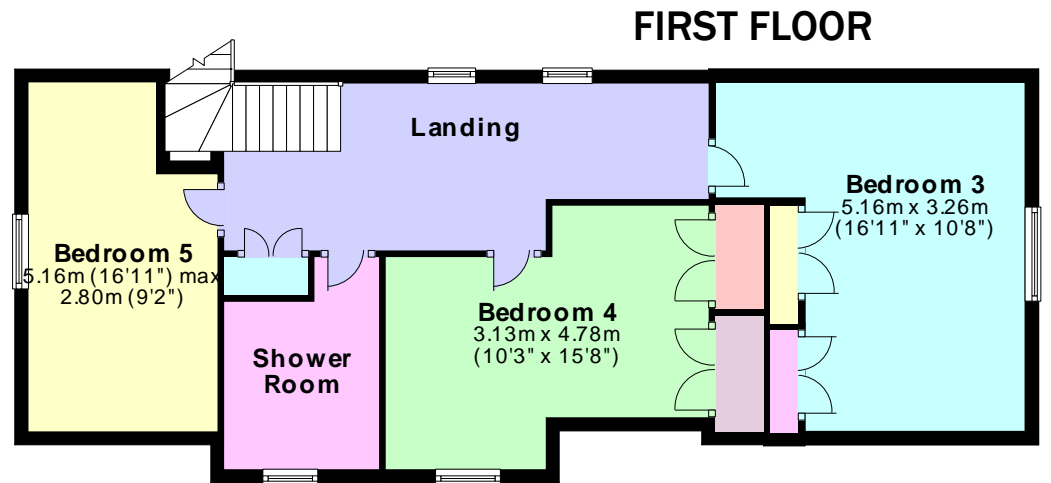
**FIXTURES AND FITTINGS** - All floor coverings and blinds are included in the sale price.

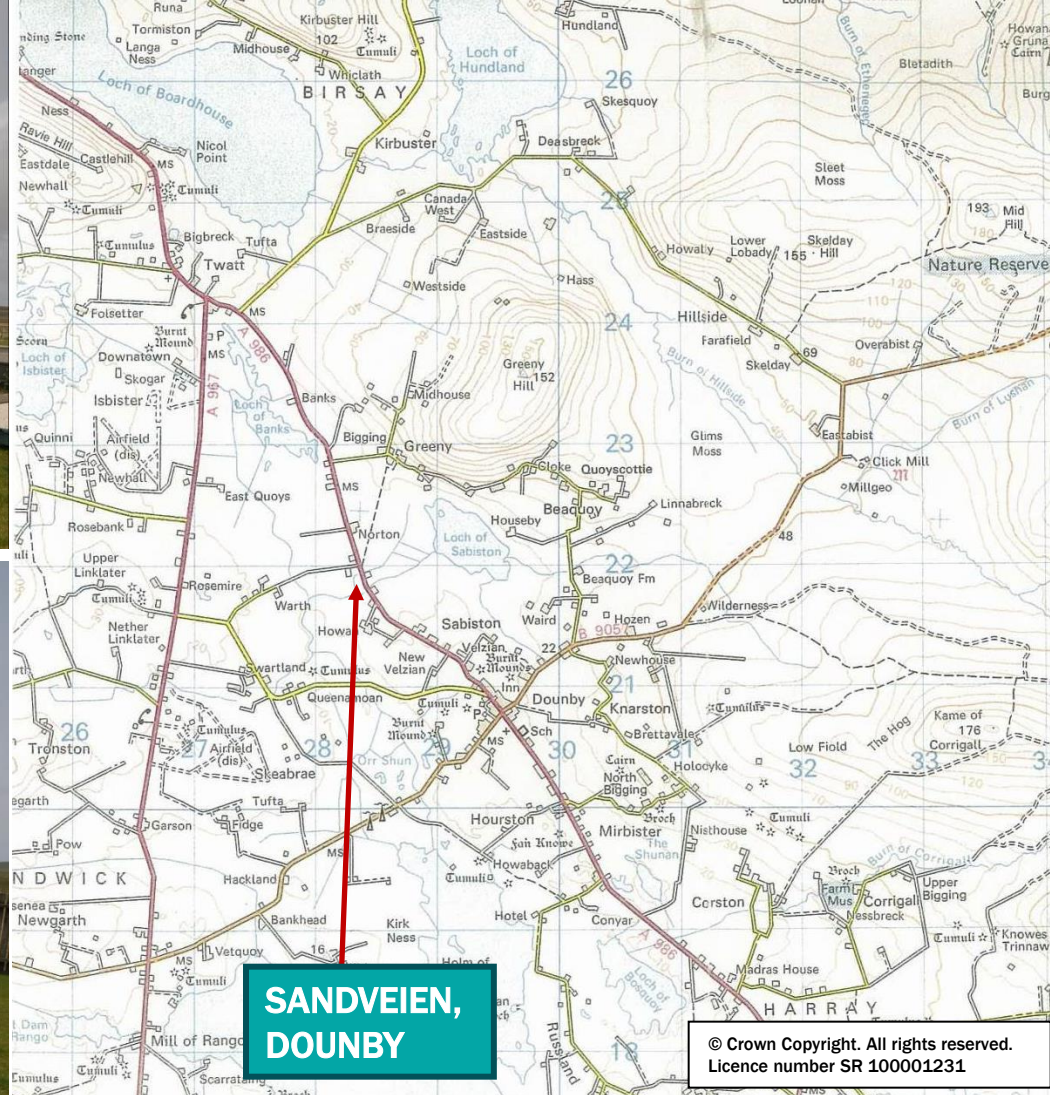
**ENTRY** - By arrangement.

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

**PRICE** - Offers Over £320,000

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





**SANDVEIEN,  
DOUNBY**

© Crown Copyright. All rights reserved.  
Licence number SR 100001231

**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.

**Lows  
Solicitors – Estate Agents  
5 Broad Street  
Kirkwall  
Orkney, KW15 1DH  
T. 01856 873151 F. 01856 875450  
E. enquiries@lowsorkney.co.uk W. www.lowsorkney.co.uk**