



**Wharfedale,**  
Norseman, KW17 2EX

**OFFERS OVER £325,000**





Wharfedale is a substantial 4 bedroom bungalow offering a high standard of family accommodation. The spacious property sits in a large garden and enjoys a beautiful panoramic view.

There are 2 large public rooms together with a spacious kitchen with dining area.

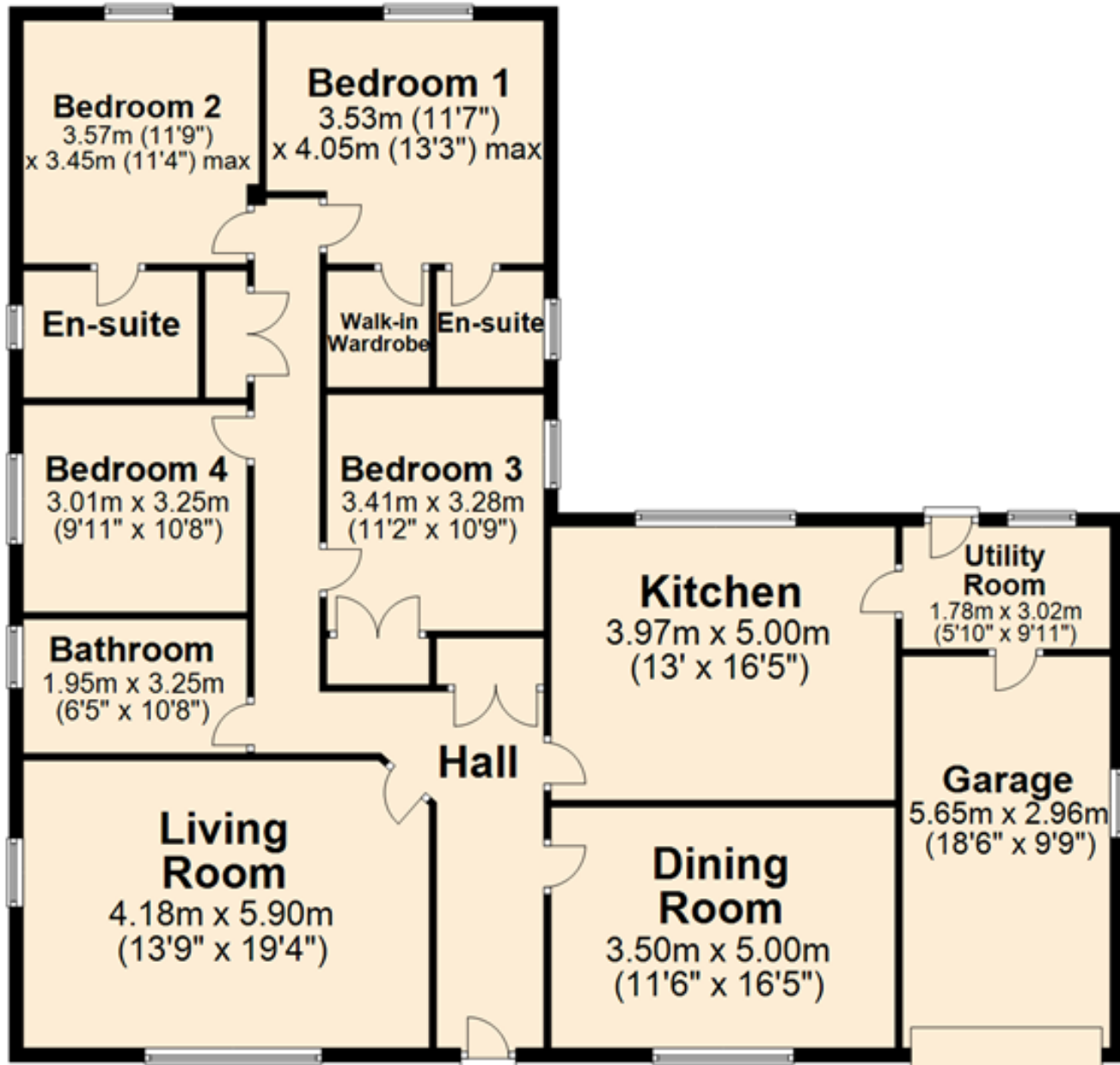
There is also a utility room leading to the integral garage, a family bathroom and 2 en-suite bedrooms.

- Oil-central heating.
- uPVC framed double glazed windows and exterior doors.
- Patio doors in the spacious living room.
- Dining room may appeal to those requiring a home office.
- Large kitchen with dining area and integral fridge and dishwasher.
- Utility room leading to integral garage.
- Family bathroom with shower cubicle and bath.
- Bedrooms 1 and 2 both have en-suites, bedroom 1 also has a walk-in wardrobe.
- Mature garden with shed, lawn, trees bushes and shrubs.

## LOCATION

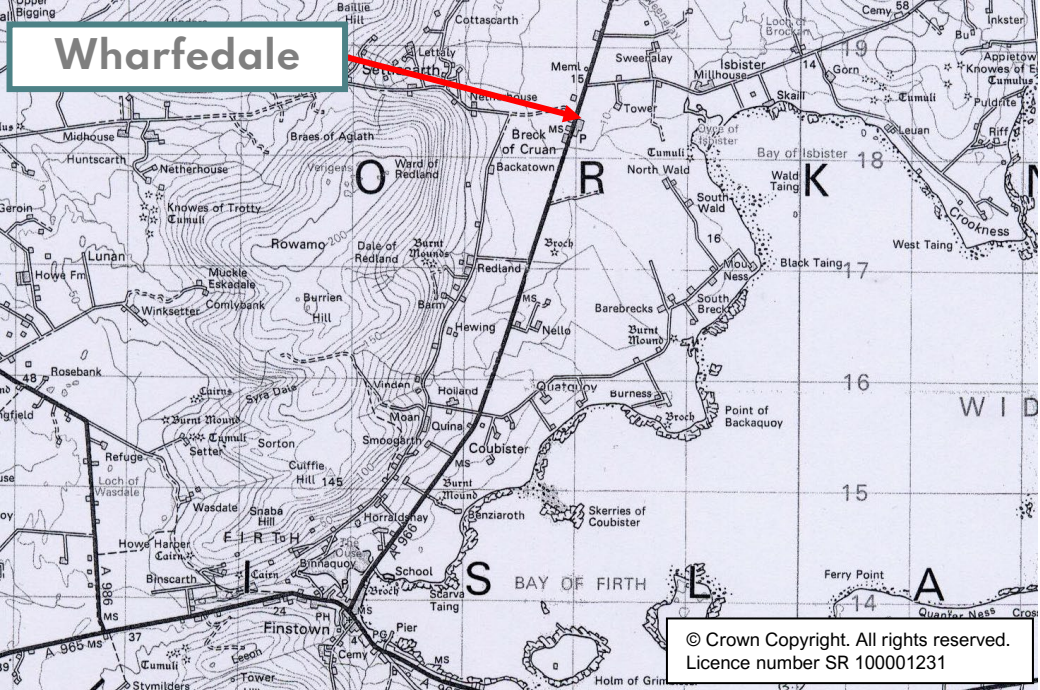
Wharfedale lies approximately 3 miles from Finstown where there is a primary school, shop and garage and 10 miles from Kirkwall







# Wharfedale



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

**COUNCIL TAX BAND** – Band E. The Council Tax Band may be reassessed by the Orkney Joint Valuation 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, electric range cooker and blinds are included in the sale price.

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

**PRICE** – Offers over £325,000

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

Lows Solicitors – Estate Agents  
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#### EJT

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.