



Ourigaire, extending to 2 acres or thereby,
Burray, KW17 2SS

OFFERS OVER £320,000



LOWS



Ourigaire is a spacious 5 bedroom bungalow offering a high standard of accommodation and a beautiful panoramic view. The south facing property stands in good decorative order and is set in approximately 2 acres of mature garden. The large sunroom looks out over the garden to Churchill Barrier no. 4 and South Ronaldsay. There is a multi-fuel stove in the living room which feeds the radiators. The kitchen has high quality fitted units including a food preparation island, with induction hob and induction wok, together with dining area. A former byre offers potential as a garden room, workshop or studio.

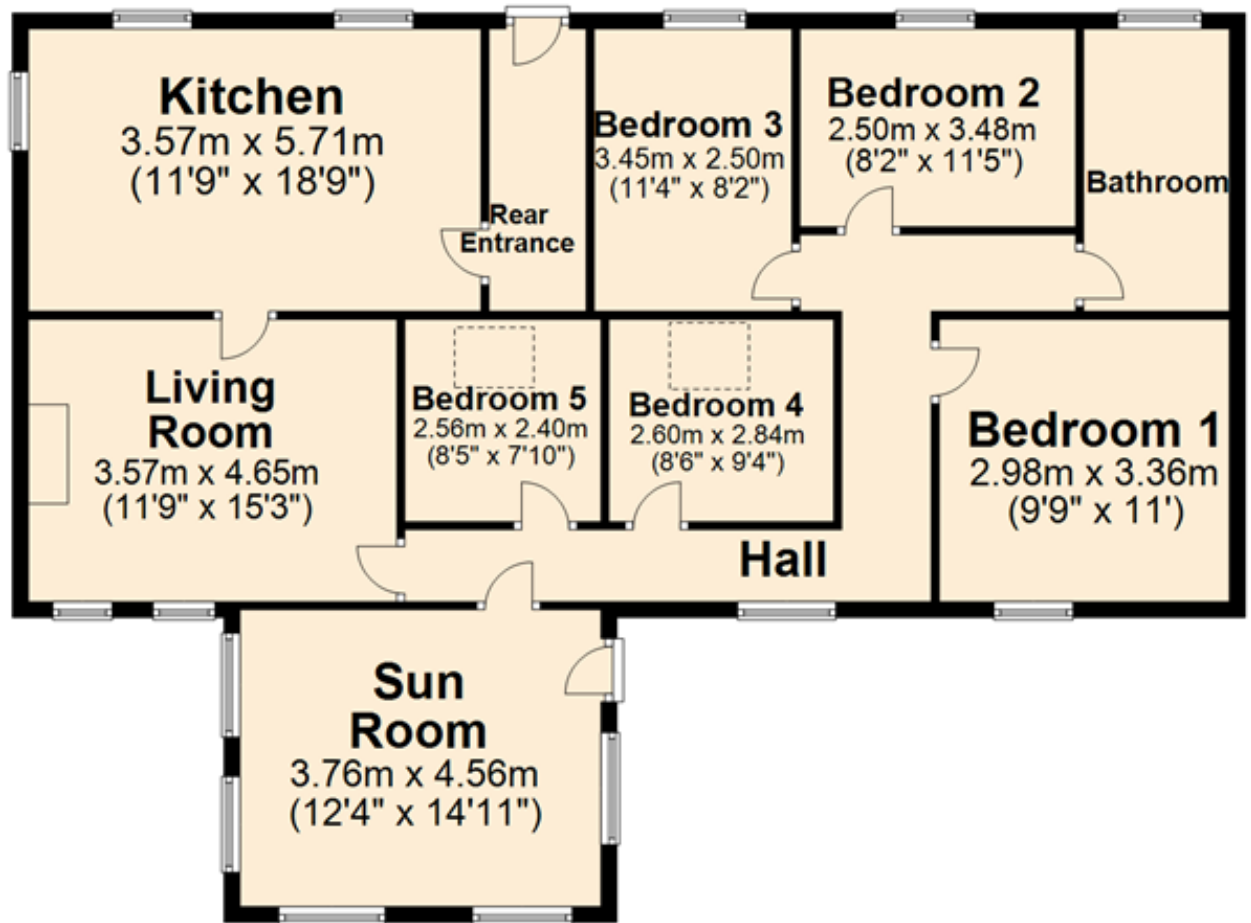


- Multi-fuel stove in living room provides central heating.
- uPVC framed double glazed windows.
- Large sunroom.
- High quality kitchen with induction hob and wok, eye level oven and combination oven, fridge/freezer, pull-out larder, dishwasher, plumbing for washing machine and dining area.
- Bathroom with electric shower over whirlpool bath.
- Mature trees, mostly of native species, together with grass and parking area.



LOCATION

Ourigaire lies within walking distance of Burray village where there is a primary school and hotel.







Ourigaire

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

COUNCIL TAX BAND – Band C. 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 and white goods are included in the sale price.

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

PRICE – Offers over £320,000

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.

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.