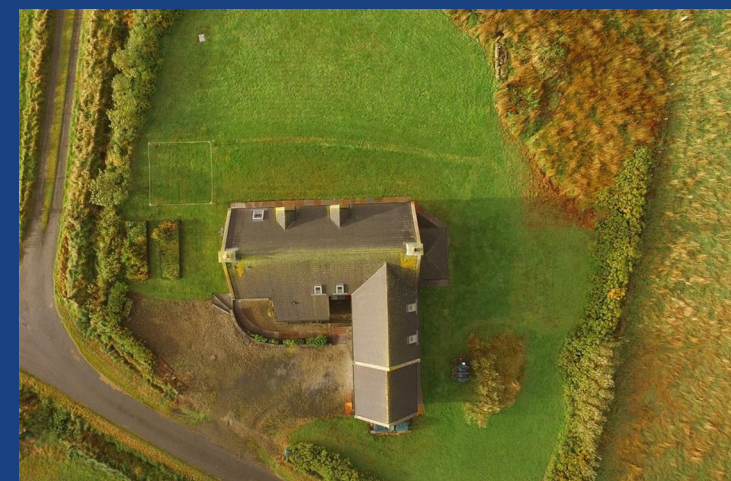




Lemlair, Geothe Road, Dounby, Orkney, KW17 2JB

Offers over £340,000





# Lemlair, Geothe Road

Dounby, Orkney, KW17 2JB

- Well presented family home
- Oil fired central heating
- Attached garage
- Excellent views over surrounding countryside
- Double glazed timber windows
- Large rustic style kitchen / diner
- Large surrounding garden
- Total site area c.0.78 acres

The property is situated close to Dounby which is approximately 9 miles from Stromness and 13 miles from Kirkwall. Dounby provides a range of local services including a primary school, doctors surgery, post office, pub, pharmacy, grocery store & butchers.

Lemlair is a well presented 3 bedroom property finished to a high standard and makes the ideal family home. The property has been well designed to maximise natural light within the property whilst also enjoying excellent views over the surrounding countryside and to the island of Hoy.

Viewing is highly recommended to fully appreciate the property.



## Ground Floor:

### Kitchen / Diner

Large rustic style kitchen / diner with ceramic sink and 4 windows providing an abundance of natural light

### Sitting Room

Well proportioned large sitting room with 2 storey height ceiling, multi-fuel stove & 2 large windows overlooking the garden

### Studio

Potential for various uses & accessed from the sitting room with a ceramic sink, staircase leading to bedroom 2 and external door

### Conservatory

The conservatory is accessed from the sitting room with large windows providing excellent views over the surrounding countryside

### Utility Room

Well appointed utility room with built in units, stainless steel sink and plumbing for washing machine

### Bedroom 3

Located on the ground floor this well proportioned double bedroom has 2 large windows enjoying excellent views over the surrounding countryside and the island of Hoy





## Bathroom

Located on the ground floor next to Bedroom 3 providing bath with shower over, wash hand basin & W.C

## First Floor:

### Office / Living Area

Accessed from a staircase from the sitting room providing additional office area / living accommodation

### Bedroom 1

Large double bedroom with walk in wardrobe & ensuite

### Ensuite

Accessed from Bedroom 1 providing bath with shower over, wash hand basin & W.C

### Bedroom 2

Well proportioned double bedroom accessed from the studio

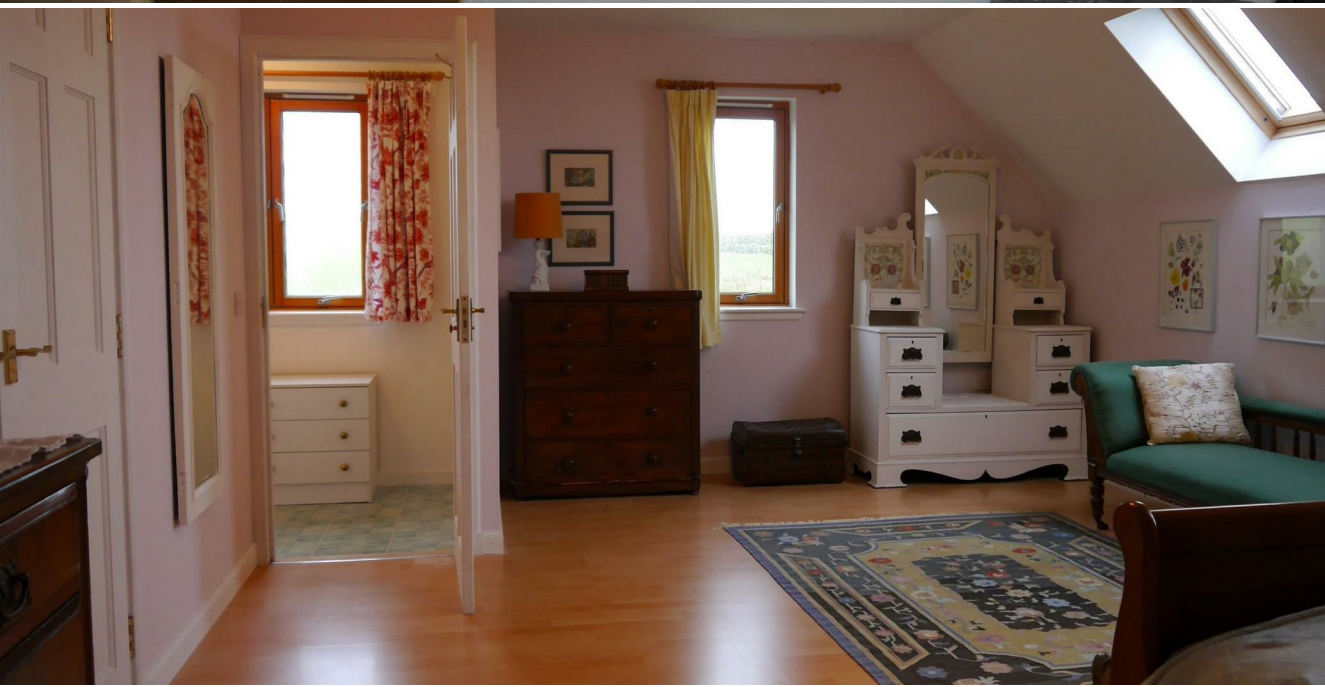
## External:

### Garage

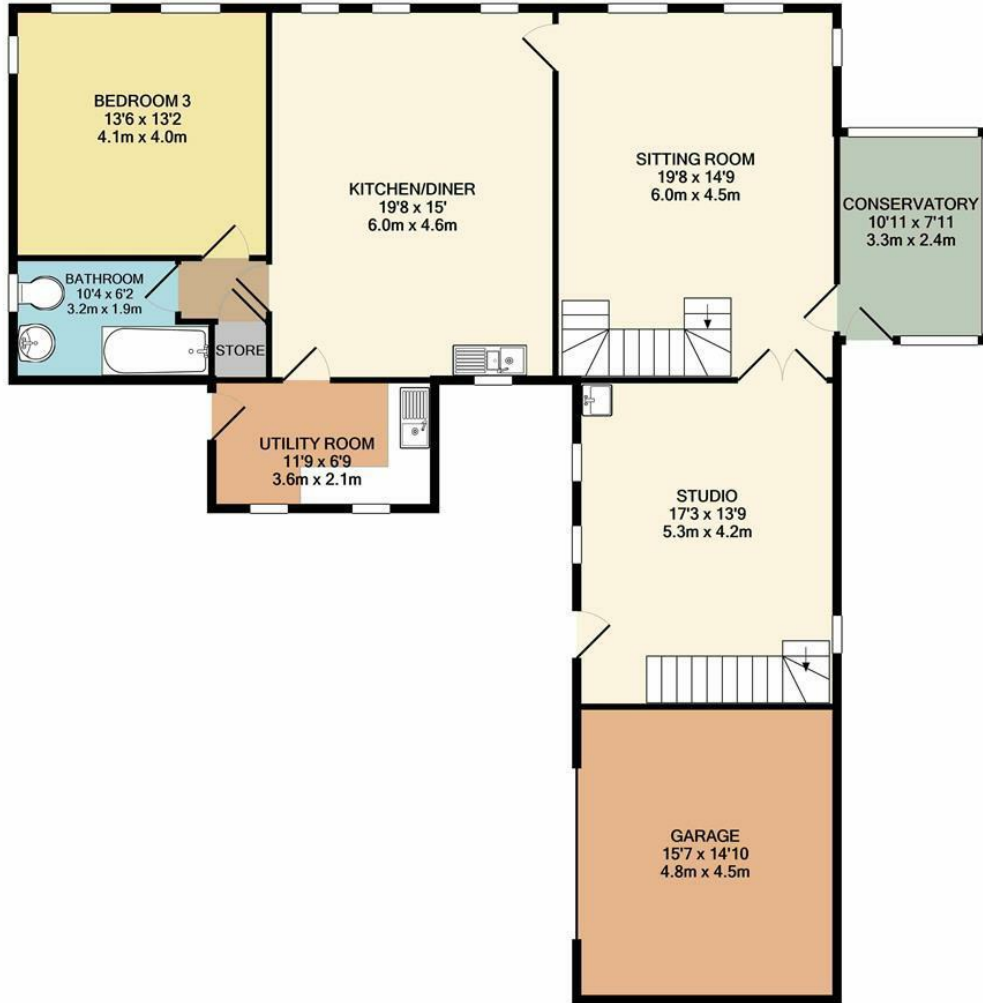
Attached garage with up & over vehicle door

### Large surrounding garden

Total site area extending to c. 0.78 acres



# Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band

The subjects are in Band E. The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered.

## Services

Mains electricity & water. Private septic tank.

## Fixtures & Fittings

Floor & window coverings are included in the sale.

## Price

Offers over £340,000 are invited.

## Viewing

All viewings to be arranged by appointment only through d and h Property as the sole selling agent:

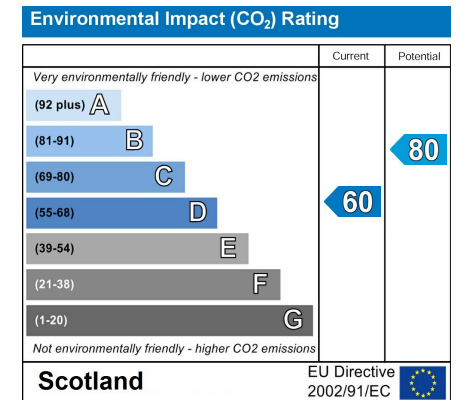
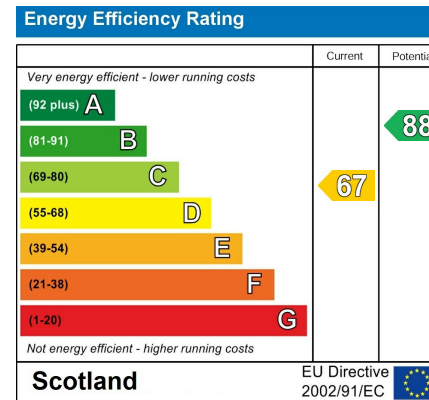
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NOTES - These particulars have been prepared following an inspection of the property and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.