



Orphir, Orkney

TO LET - £600 per calendar month



3



1



1



D

Orphir, Orkney

- Idyllic rural location
- Detached single story bungalow
- Spacious garage & private driveway
- Access to main road
- Panoramic countryside & sea views
- Landlord Reg: 03209/330/13320

The property is set in an idyllic rural setting & boasts stunning panoramic views of the surrounding countryside & out towards the isles of Graemsay & Hoy.

Having been newly decorated throughout & a brand new kitchen installed, the property is exceptionally presented & finished to a high standard. Accommodation comprises of 3 bedrooms, sitting room, kitchen / diner, family bathroom, utility room & outside is a large garage, private driveway, good sized garden & lawn.



Sitting Room

Two large double glazed windows, carpeted flooring, wall mounted radiator & feature fireplace.

Kitchen / Diner

Two large double glazed UPVC windows, wood effect vinyl flooring, wall mounted radiator, both wall & floor units, instant boiling water tap, built in fridge, microware, oven & ceramic hob top.

Bedrooms

All 3 bedrooms are comprised of:

A large double glazed UPVC window, carpeted flooring & a wall mounted radiator.

Bathroom

Frosted double glazed UPVC window, wood effect vinyl flooring, heated towel rail, mains shower over bath, ceramic W.C. & wash hand basin.

Utility Room

Accessed from the kitchen; a double glazed window, built in floor unit & work top, with washing machine & dryer.

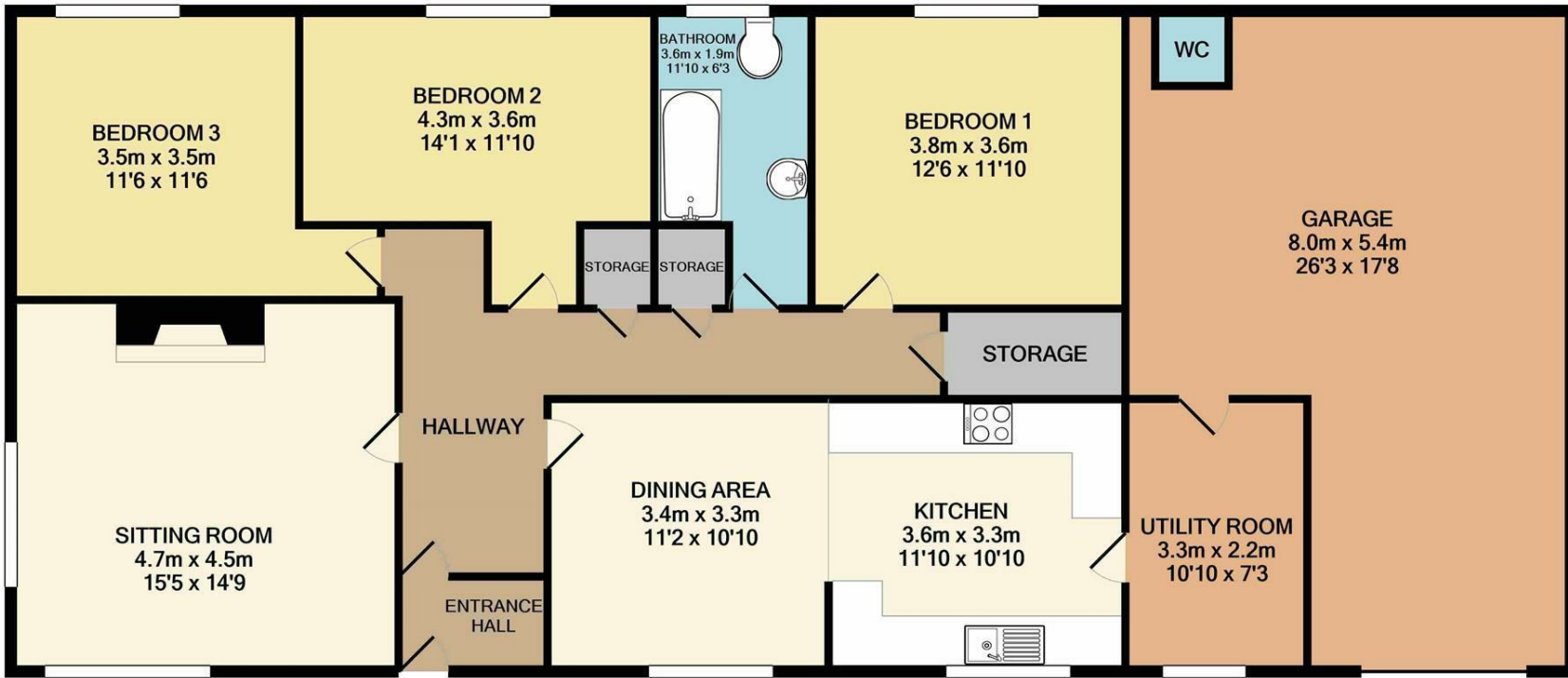
Outside

Large private driveway, good sized garden & lawn, panoramic views of surrounding countryside .

Garage

Can be accessed through Utility room; large garage with electrics, over head storage space, wall units & worktop & W.C.

Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021



Tenancy Agreement

The property is available to rent by way of a Private Residential Tenancy Agreement. Interested parties will be required to complete an application form and referencing. No pets or smoking without the landlords prior written consent

Rent

£600 per calendar month, payable monthly in advance

Deposit

A deposit of £600 is required

Furnishings

The property is unfurnished but includes a built in microwave, oven, hob, fridge, washing machine & dryer

Utilities

The tenant is responsible for paying all utility costs & council tax

Viewing

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

Branch: d and h Property
56a Albert Street, Kirkwall, Orkney, KW15 1HQ

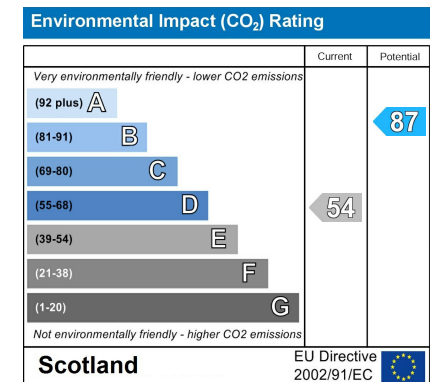
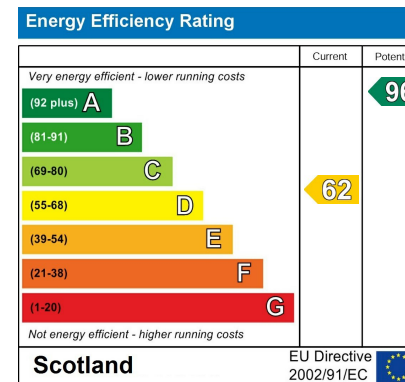
Telephone: 01856 872 216

Email: enquiries@dandhproperty.co.uk



www.dandhlaw.co.uk/property

Letting Agent Registration - LARN2006004



NOTES - These particulars have been prepared following 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.