



LAVENDALE, FINSTOWN, ORKNEY, KW17 2JX  
**FOR SALE – Offers over £150,000**





## Lavendale, Finstown, Kirkwall

- Detached bungalow
- Views over Bay of Firth
- Convenient Location
- Double and single glazed timber windows
- Solid fuel stove
- Generous gardens, detached garage and sheds

Revised Price of £150,000 (£25,000) below the Home Report value.

Lavendale is a detached two-bedroom bungalow situated in an elevated position in Finstown.

The property offers fantastic views and, with some modernisation, could be the perfect home. It features two bedrooms, a sitting room, a separate kitchen with a scullery, and ample storage provided by generous cupboards. Well-maintained gardens create a beautiful outdoor space. Additionally, there is a detached garage, a storeroom, and two sheds located at the rear.

Finstown's central location on mainland Orkney makes it an ideal base for exploring the ancient Neolithic heartland. Binscarth Woods features a designated path that winds through one of Orkney's few natural wooded areas. There is a primary school, local independent shops, a takeaway, and The Pomona Inn in the area.

Kirkwall, located approximately 8 miles away, has a GP surgery, supermarkets, and a cinema. Stromness is located also approximately 8 miles away with the main ferry port on Orkney and an excellent selection of independent shops restaurants, art galleries and a museum.

Viewing is highly recommended to see the full potential this property has to offer.



### **Entrance Porch**

Panoramic views over the Bay of Firth. Access to sitting room.

### **Sitting Room**

Windows to the front and rear with garden views. Covered fireplace with tiled fire surround and hearth. Access to bedrooms, kitchen and entrance porch.

### **Kitchen/Scullery**

Floor-mounted units with a limited run of worktop space. Stainless steel sink with drainer in the scullery. The solid fuel stove currently not in working order. Storage cupboards. Electrical boards. Access to loft, sitting room and rear entrance.

### **Family Bathroom**

Privacy-glazed window to the rear aspect. Wash hand basin. W.C. Bath. Access to rear entrance.

### **Bedroom 1**

Bedroom with a view over the front aspect. Built-in wardrobe with overhead cupboards. Access to sitting room.

### **Bedroom 2**

Bedroom with a view over the rear garden. Built-in wardrobe with shelving. Access to the sitting room.

### **Outside**

Well-maintained, generous wraparound garden grounds which are mainly laid to lawn. Fantastic far-reaching views over Finstown. Detached garage and storeroom with timber doors and two timber sheds are located at the rear of the property. Driveway parking for multiple cars.

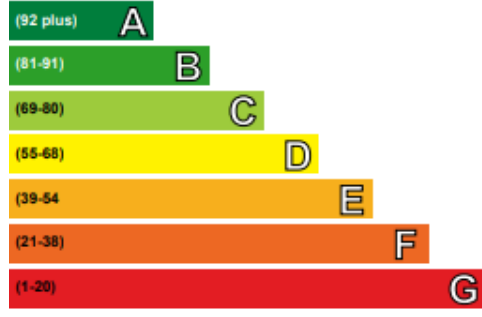






## EPC

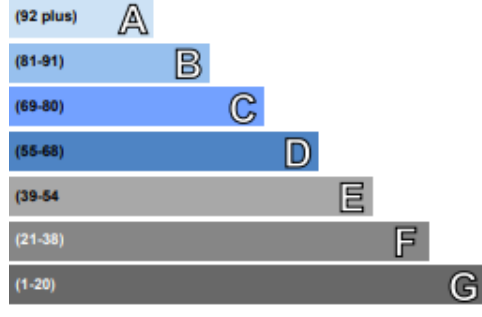
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	57
01	

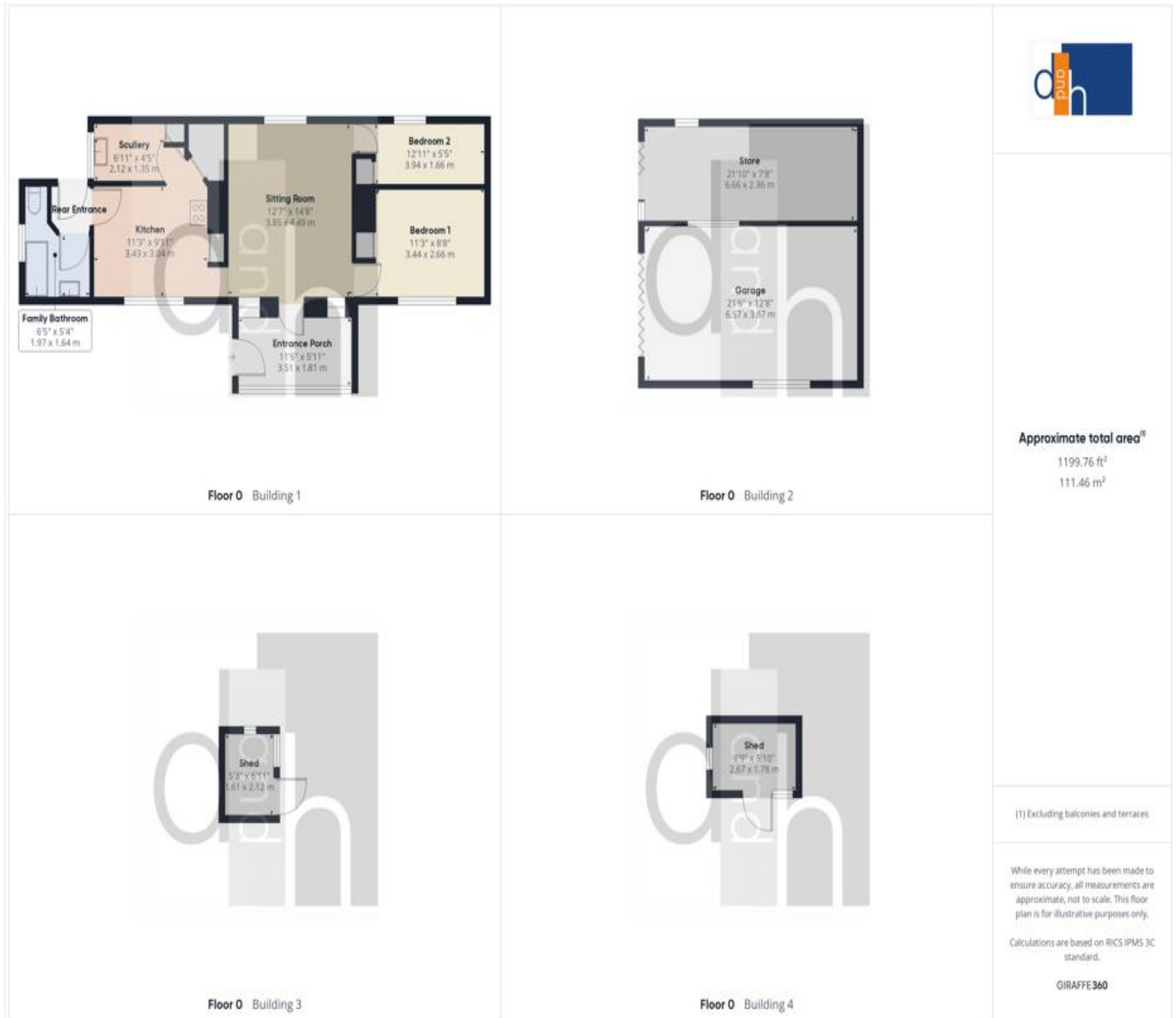
Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
	53
01	

## Floor Plan





The subjects are in Band A. The Council Tax Band may be re-assessed by the Orkney Island's Council when the property is sold. This may result in the Band being altered.

The property has an energy rating of band G(01)

Due to the construction interested parties are advised to confirm if the property would be considered a suitable security for mortgage purposes With the lender prior to offering on the property.

Mains electricity and water with drainage.

Floor and window coverings are included in the sale price.

Offers over £150,000 are invited.

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

**Telephone: 01856 872216**

**Email:** [hello@dandhlaw.co.uk](mailto:hello@dandhlaw.co.uk)

**\*All viewings are conducted at the viewers own risk**



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NOTES - These particulars have been prepared following inspection of the property in November 2024 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.