



NEWGARTH, SANDWICK, ORKNEY KW16 3JD
FOR SALE – Offers in the region of £225,000



Newgarth, Sandwick, Orkney

- Detached property
- Rural location
- Well maintained
- Double-glazed uPVC windows, doors and Velux
- Oil radiators
- Stove
- Gardens to front and side
- Courtyard to rear
- Plywood shed
- Detached single garage
- Private septic tank

Newgarth is a detached house with detached single garage. It is a charming property, offering a rural location. It is situated in the Sandwick area that is bounded by the Atlantic Ocean and parishes of Birsay, Harray, Stenness and Stromness.

The property benefits from being well-maintained throughout, an inviting sitting room, kitchen with family dining table, family bathroom with 3 good-sized bedrooms.

There is the benefit of a detached garage and gardens. The driveway and rear courtyard offers additional parking and has a plywood shed.

Newgarth is located 4 miles from Stromness, where you will find independent shops, a supermarket, a post office, schools, sports amenities and one of the main ferry ports. Kirkwall and it's further amenities are approximately 17 miles away.

This property would be ideal for a wide range of purchasers including those that are looking for a family property. Viewing is highly recommended to see the full potential this rural property has to offer.



Vestibule

uPVC external door. Cupboard with shelving. Access to sitting room.

Sitting Room

Windows to the front aspect with garden view. Stove on stone hearth and wall behind. Alcove cupboard with shelving and glass panel doors. Access to hallway and vestibule.

Hallway

uPVC part glazed door and Velux window. Electric meter. Access to kitchen, bedrooms, family bathroom and sitting room.

Kitchen

Windows to side and rear aspect with views over courtyard. Floor and wall mounted units with a good run of solid wood worktop space. Stainless steel sink with large drainer. Tiling. Integrated ceramic hob and electric oven. Stainless steel backsplash. Extractor. Tall cupboard with shelving. Boiler. Electrical fuse board. Access to hallway.

Family Bathroom

Velux window. Wash hand basin with pedestal. W.C. Bath. Shower enclosure with electric shower. Tiling. Heated towel rail. Glass cabinet above sink. Access to hallway.

Bedroom 1

Double bedroom with a views over garden and side aspect. Access to hallway.

Bedroom 2

Double bedroom with a view over the front garden. Built-in cupboard with shelving. Loft hatch. Access to the hallway.



Bedroom 3

Bedroom with a view over the rear courtyard. Access to hallway.

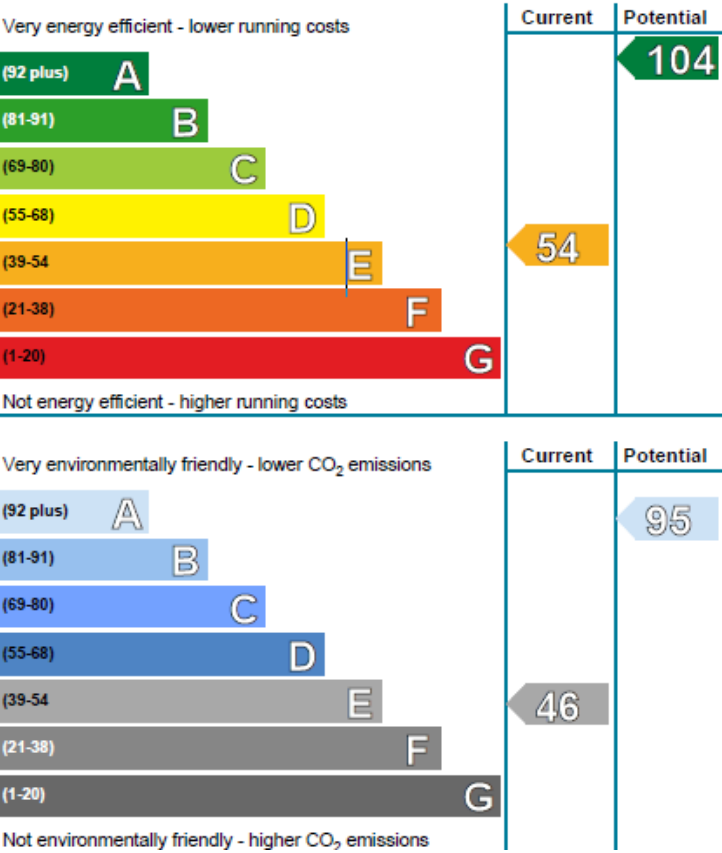
Outside

Generous side and front garden grounds which are mainly laid to lawn. Gardens are bounded by drystone dyke. Detached garage with timber sliding doors and shelving. Electricity and water available and a concrete floor. Driveway in front of garage offering extra parking. A small plywood shed is located on the rear courtyard. Additional parking for multiple cars and external oil storage tank in the courtyard area.





EPC



Floor Plan



COUNCIL TAX

The subjects are in Band B 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.

ENERGY PERFORMANCE RATING

The property has an energy rating of band E(54)

SERVICES

Mains electricity and water with drainage. Private septic tank.

FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. Selected white goods and furniture available by separate negotiation.

PRICE

Offers in the region of £225,000 are invited.

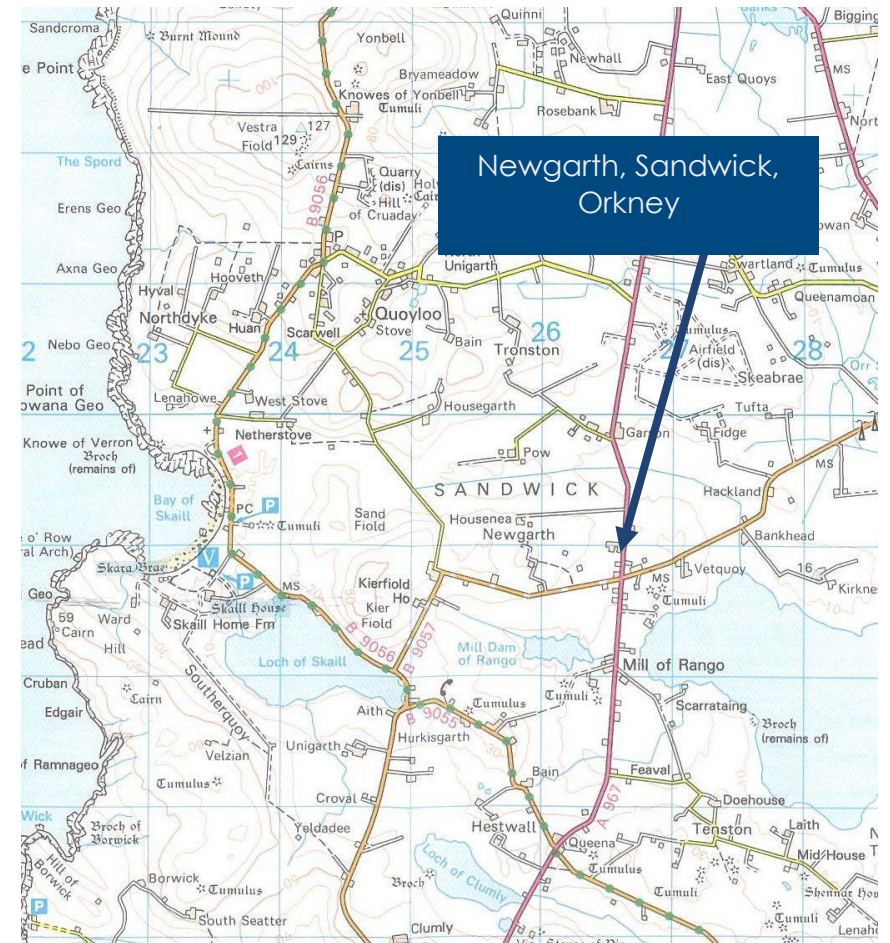
VIEWING

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

***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 June 2025 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.

June 2025