

Lemlair, Geothe Road,
Dounby, KW17 2JB



OFFERS OVER £310,000

Home Report available by email on request

J.E.P. Robertson & Son

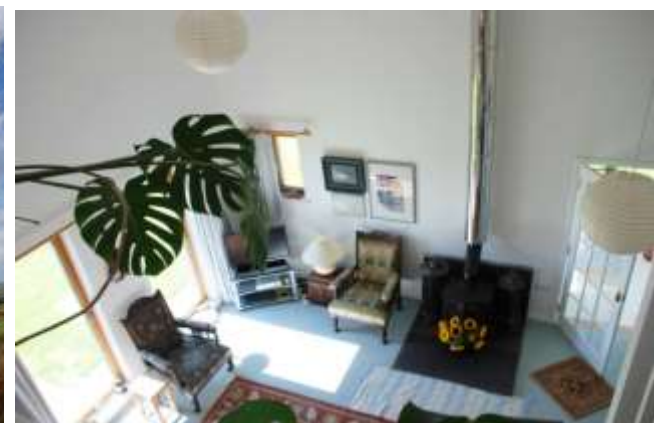
Lemlair is a beautiful family sized home in excellent order throughout with flexible, spacious accommodation over 2 floors.

The garden area is laid to lawn and surrounds the property, a portion of which remains as wilderness attracting a wide variety of birds and wildlife. The area extends in all to half an acre or thereby.

The property is perfectly located to enjoy the peace and quiet of the countryside whilst being within close proximity to the village of Dounby which contains local amenities including community primary school, doctor's surgery, chemist shop with pharmacy, hotel with restaurant/cafe traditional butcher shop and supermarket.

The property benefits from hardwood double glazed windows and oil fired central heating. EPC Band D (68). Viewing highly recommended.

The adjoining field, which is in good heart and fenced, extends to 6 acres or thereby. As an adjunct to the house, it would be ideal for horse lovers. The field has separate access from the house and therefor is available for separate purchase and offers over £30,000 are invited therefor.





GROUND FLOOR

Utility room: 12'2" x 6'8"

Fitted kitchen units, sink and plumbing for washing machine.

Kitchen: 19'7" x 14'11"

Open plan kitchen with dining area, bespoke beechwood kitchen units and worktop and double Belfast sink.

Bathroom: 10'4" x 6'1"

White 3 piece bathroom suite with power shower over bath.

Bedroom 1: 13'5" x 13'1"

Overlooking garden

Sittingroom: 19'8" x 14'8"

Double height open plan living area with "Charnwood" multi-fuel stove and feature flue.

Sunroom: 10'11" x 7'9"

Enjoys extensive, unrestricted views over the west mainland countryside.







Gallery/studio:
17'2" x 13'7"

Large entrance hallway presently used as a gallery/studio with Belfast sink.

FIRST FLOOR

Bedroom 3: 13'7" x 12'8"

Reached by stairway from gallery/studio.



Office/living area: 8'8" x 8'4"

Living area overlooking sittingroom, presently used as an office.

Master bedroom:
20'11" x 13'9"

Large walk in wardrobe

En-suite: 9'7" x 7'7"

White 3 piece bathroom suite with power shower over bath



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OUTSIDE

Driveway leading off Geothe Road

Large garden laid to lawn surrounding house and wilderness area.

Garage: 15' x 14'5"

Adjoining garage with up and over door.

- Price:** Offers over £310,000 are invited for the house and over £30,000 for the adjoining field
- Viewing:** For appointment to view please contact the selling agents
- Entry:** By arrangement
- Services:** Mains electricity, water, telephone; drainage to septic tank
- Energy Performance Rating:** The property has an energy efficient rating of Band D (68)
- Council Tax:** The subjects are Band E. The Council Tax Band may be re-assessed by the Orkney and Shetland Valuation Joint Board when the property is sold. This may result in the band being altered
- Offers:** Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a Scottish solicitor will be advised of any closing date

While the above particulars are believed to be correct, they are not warranted and may not be used in any missive or conveyance of the subjects.