



# ORKNEY PROPERTY CENTRE

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**Stockan, Sandwick  
KW16 3JB  
Offers over £155,000**



Stockan is a well presented two bedroom bungalow enjoying lovely views over the surrounding farmland with the Hoy Hills in the distance. The property has a spacious hallway which would allow for a staircase to be introduced to the attic space which has been floored and configured in preparation of future conversion of further accommodation.

Accommodation comprises Vestibule, Main Hallway, Living Room, Kitchen, Sun Porch, two Bedrooms and a Shower room.



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### Entrance Vestibule

**1.71m x 1.27m (5ft 7" x 4ft 2")**

The entrance vestibule has vinyl flooring and an inner glazed door to the hallway.

### Hallway

**5.21m x 2.38m + 1.96m x 1.27m  
(17ft 1" x 7ft 10" + 6ft 5" x 4ft 2")**

The spacious hallway is carpeted and allows space for the introduction of stairs to the attic space. Large airing cupboard. Radiator.



### Attic Space

**12.13m x 4.07m  
(39ft 10" x 13ft 4")**

The attic space is floored in preparation of future conversion to accommodation.

### Sun room

**2.96m x 2.90m (9ft 9" x 9ft 6")**

Glazed to three sides with an external door leading out to the rear garden.

### Living room

**4.57m x 4.08m (15ft x 13ft 10")**

This bright living room is carpeted with matching neutral décor. A window to the side and a full height window overlooking the garden to the rear. Television, sky and a telephone point. Two radiators.



### Kitchen

**3.77m x 3.70m (12ft 4" x 12ft 2")**

Fitted with a range of units at floor and eye level with an integrated fridge freezer. Good run of worktop space with a tiled splashback. Plumbed for a washing machine. Cooker point. Space for a table and chairs. Window to the front and one to the side of the property. Radiator.





### **Bedroom 1**

**4.08m x 3.62m (13ft 5" x 11ft 11")**

Spacious double bedroom situated to the rear of the property. Carpeted, and with neutral décor and a warm feature wall. The window to the rear and one to the side both have built-in cupboards below. Television and a telephone point. Radiator.

### **Bedroom 2**

**3.76m x 2.72m (12ft 4" x 8ft 11")**

Double bedroom with neutral décor and carpeting. Good storage provided by the two built-in wardrobes with hanging rails and shelving. Television and a telephone point. Radiator.



### **Shower room**

**2.64m x 2.01m (8ft 8" x 6ft 7")**

Wet style shower room comprising shower, W.C. and a wash hand basin with a large mirror above. Heated towel rail. Extractor fan.

### **Outside**

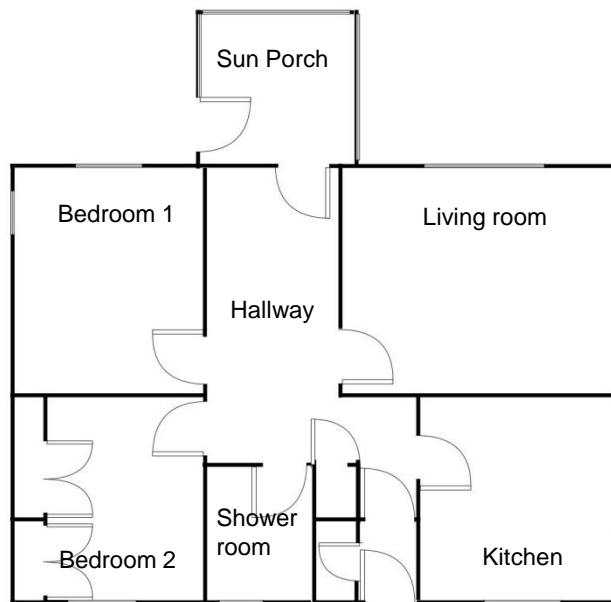
A track leads to the property with ample parking to the front of the house. A pathway encompasses the property with lawn to the side and large garden to the rear, bordered with mature planting.



Stockan benefits from uPVC double glazing and has oil central heating.



Not to scale for guidance only



## Services

Mains Services, Telephone, Private Septic Tank

- **Council Tax** – Band A. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band D
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By Arrangement
- **Fittings & fixtures** - All carpets, floor coverings, light fittings and curtains are included in the sale.
- **Price** – Offers over £155,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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