



**ORKNEY PROPERTY CENTRE**

[info@orkneypropertycentre.co.uk](mailto:info@orkneypropertycentre.co.uk)

13 Bridge Street

Kirkwall

KW15 1HR

01856 877 866

Fax 01856 875 599

**Scapa Sands, Manse Road, Hoy**

**KW16 3PA**

**Offers over £80,000**



Detached two bedroom bungalow situated in an elevated position and enjoying the views on offer.

Accommodation comprises Open plan Living room/Kitchen, Bathroom and two Bedrooms.

Situated on the beautiful island of Hoy with excellent connections to the Orkney Mainland by regular roll-on roll-off ferries.

The property is walking distance to Longhope's local shop, Health Centre, pier/sea, pub/restaurant, Play Park and the community and school bus stop.



[www.orkneypropertycentre.co.uk](http://www.orkneypropertycentre.co.uk)

## Entrance Hallway

**3.95m x 0.90m (13ft x 2ft 11")**

Entrance door leads into the hallway offering access to all the accommodation. Vinyl flooring. Air source heating unit.

## Open plan Living room/Kitchen

**5.34m x 4.04m + 2.92m x 2.80m (17ft 6" x 13ft 3" + 9ft 7" x 9ft 2")**

This bright room offers ample room for dining and living space. Kitchen fitted with floor and eye level units. Gas cooker connection. Plumbed for a washing machine and space for a fridge freezer. Vinyl flooring to the kitchen and carpeting to the living area. Glazed door leading out to the front of the property. Air source heating unit.

## Bedroom 1

**3.50m x 2.63m (11ft 6" x 8ft 8")**

This double bedroom has a large built-in wardrobe with hanging rails and shelving. Vinyl flooring. Panel heater.

## Bedroom 2

**3.50m x 2.63m (11ft 6" x 8ft 8")**

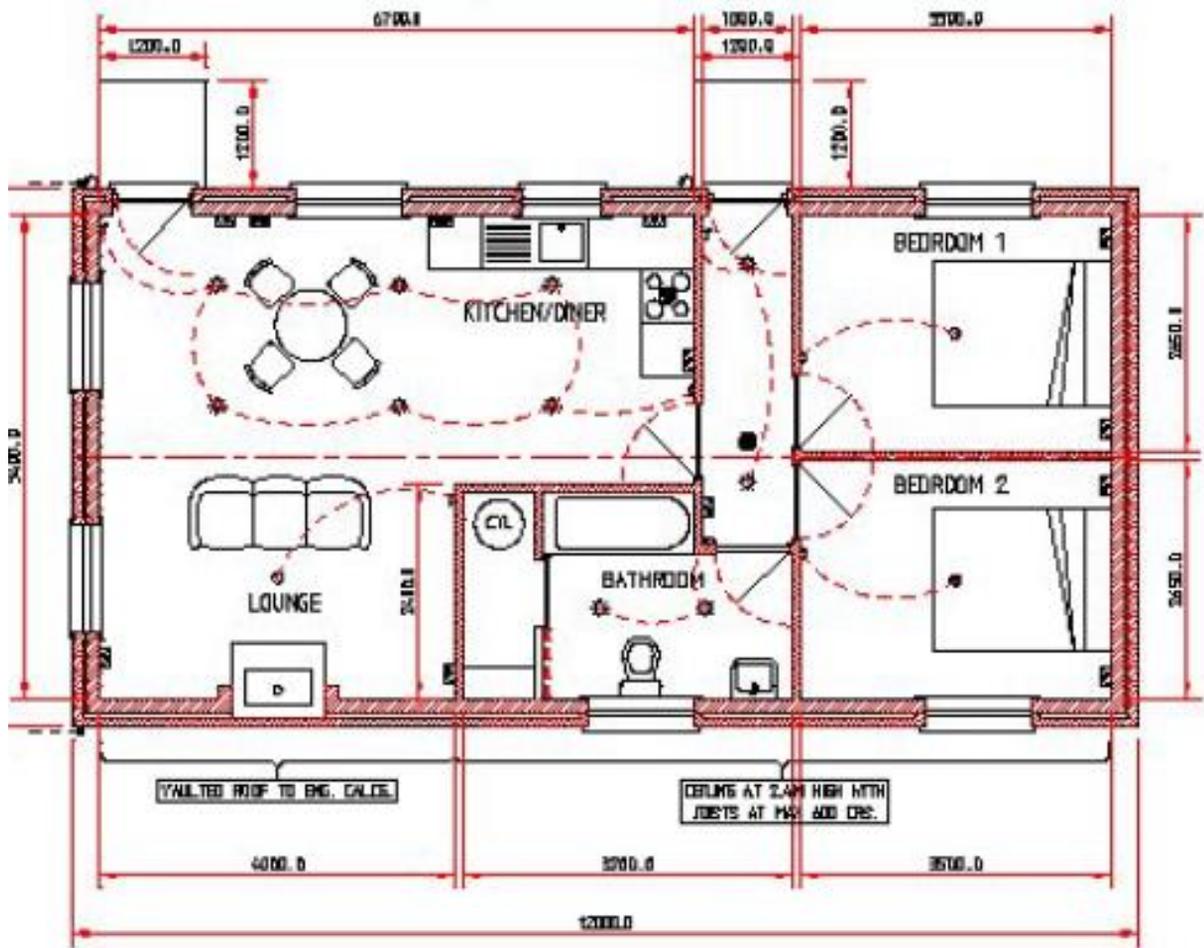
This double bedroom is situated to the rear of the property. Vinyl flooring. Panel heater.

## Bathroom

**2.68m x 2.32m (8ft 10" x 7ft 7")**

The bathroom is fitted with a three piece white suite with a shower over the bath. Tiled flooring and a modesty glazed window. Large airing cupboard. Shaving point. Heated towel rail.





A driveway leads up to the property with an area of garden grounds surrounding the property.





## Services

Septic Tank, Telephone,

## General Notes –

- **Council Tax** – Band B. 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** - Floor coverings and light fittings are included in the sale.
- **Price** – Offers over £80,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

*Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of February 2018. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.*

