

# Orkney Property Centre

---

13 Bridge Street

Kirkwall

KW15 1HR

01856 877 866

info@orkneypropertycentre.co.uk

www.orkneypropertycentre.co.uk

Fax 01856 875599



# Kirkwall & St Ola

## **28 St Catherine's Place** Offers over £160,000

28 St Catherine's Place is an end terrace property over two and a half storeys. It has been recently renovated for business use and is split into two units. On the ground floor is an office, with a separate self-catering two bedroom flat on the upper floors. This property could be converted into a spacious family home or two separate flats with the appropriate permissions being obtained.



## **Nether Handley, Berstane Road** Offers over £350,000

Nether Handley consists of a spacious five bedroomed property along with an adjoining one bedroomed dwellinghouse. The property would equally lend itself to a bed and breakfast establishment with a self catering unit or granny flat. Situated in a desirable area, a short walk from the schools and the town centre.



## **2 Sites at Castlehame (Land near)** Prices from £80,000

### **Plot 1 Under offer**

Planning permission has been granted for the development of three serviced house sites. O.I.C. Planning Application 15/410/PP .Any prospective purchaser may wish to discuss with OIC Planning Department prior to making an offer. Situated in a beautiful, peaceful setting with lovely views over Kirkwall Bay and the surrounding countryside



## Bellavista Guest House, Carness Road Offers over £435,000

Bellavista is a purpose built, family run 3\* Guest House being sold as a going concern, situated in a peaceful location, a few minutes drive or a short shore hugging walk from the town centre. The Guest House comprises 8 letting rooms – 7 en-suite and 1 with a private shower room, Guests Lounge, Breakfast Room and Large Commercial Kitchen. The Owners residence comprises Living Room, Kitchen, Toilet, 2 Bedrooms and a Jack & Jill Shower Room.



## Stromness

### Exclusive New Homes at Ward Hill Prices on Application



Enjoying fantastic views over the surrounding countryside, these sites are located off the Wardhill Road on the edge of Stromness. From this outstanding location, you can enjoy peaceful country walks round the “Loons” or walks over Brinkie’s Brae, with breathtaking views capturing the town of Stromness, Scapa Flow and surrounding islands. Stromness has an excellent Secondary School which serves all of the West Mainland and is also very lucky to have a brand new Primary School.

### Heath Hill, Hillside Road

Offers over £150,000

A rare and exciting opportunity has arisen to purchase this imposing late 19th Century ‘C’ Listed property situated in a desirable location in the picturesque town of Stromness. The property is on the ‘Buildings at Risk’ Register, requiring complete and extensive renovation and is not fit for habitation. Entry to the property is prohibited due to safety reasons.



## Maraqouy

Offers over £420,000

A wonderful opportunity has arisen to purchase this lovely two bedroom dwellinghouse complete with two additional cottages which are currently being run as self catering holiday accommodation business.



## East Mainland

### Varadero, St Mary's, Holm

Offers over £220,000

Well presented three bedroom house with integral garage tucked away in the picturesque village of St Mary's in the parish of Holm. Accommodation comprises Vestibule, Hallway, Living Room, Kitchen/Dining Room, Bedroom, Shower Room and Utility on the ground floor and a Landing/Sitting Area, two Bedrooms and Bathroom on the upper floor.



### Quoyhossiter, South Ronaldsay

O.I.R.O. £320,000

An exciting opportunity to purchase a highly desirable smallholding set within approximately 44 acres of land and includes an attractive three bedroom farmhouse, stables, a range of outbuildings and a block of five portacabins.



## Millhouse, Windwick, South Ronaldsay

Offers over £100,000

Millhouse is a one bedroom cottage situated in a beautiful and tranquil location beside the shore of Windwick Bay boasting a variety of sea and wildlife with fine cliff walks and coastal scenery. The property has an attached stone outbuilding and a large garden with lovely views over the surrounding countryside. The large garden could offer scope for future development of the property with the appropriate permissions being obtained.



## Ploverhall, Aikerskail Road, Deerness

Offers over £195,000

Offered for sale is this charming four bedroom house with outbuildings and a detached garage/workshop. Areas of mature garden grounds surround the property with a paddock to the one side and a field to the other. Situated in a lovely rural location and enjoying wonderful views over the surrounding farmland to the sea. Accommodation comprises of Sun room, Entrance Hall, Living room, Dining room, Utility room, Shower room, Bathroom, four Bedrooms and a Box/Craft room.



## Site at Ploverhall, Aikerskail Road, Deerness

Offers over £30,000

This area of ground extending to 1320sq metres and offers lovely unspoilt views over the surrounding farmland and onwards to the sea. Planning permission in principle has been approved for the erection of a dwelling. Planning Application 18/113/PIP. Any prospective purchaser may wish to discuss with OIC Planning Department prior to making an offer.



## Noltland, Deerness

Offers over £150,000

Noltland is a beautifully presented two bedroom cottage full of charm and character, complete with a range of stone outbuildings and a lovely mature garden.

Idyllically situated in a quiet rural location with lovely views over the surrounding farmland.

Accommodation comprises Entrance Vestibule, Kitchen/Dining room, Living room, two Bedroom and a Bathroom.



## Site at Bishops, Deerness

Offers over £20,000

Planning in Principle has been granted for the siting of a replacement house. Extending to approximately ¼ acre. Excellent views over the surrounding farmland and onwards to the sea. Water believed to be on site and electricity close by.



## West Mainland

### Kelseca, Orphir

Offers over £230,000

Well presented and spacious three bedroom bungalow with a detached garage/workshop and a sunny and sheltered garden. Accommodation comprises Vestibule, Hallway, Kitchen, Dining room, Living Room, 3 Bedrooms, Bathroom, Shower Room & Utility room.



## Dykeside, Evie

O.I.R.O. £240,000

Dykeside is a spacious four bedroom dwellinghouse with an integral garage and large garden grounds. Situated in an elevated rural location with stunning panoramic sea views reaching from Westray to Deerness. Accommodation comprises Entrance Lobby, Hallway, Living room, Dining Kitchen, Utility room, Bathroom and four Bedrooms with one En-suite.



## Whistlekeek, Birsay

UNDER OFFER

Whistlekeek is a spacious four bedroom detached dwellinghouse with integral double garage, set in approximately 2.5 acres of land. Presented to a high standard and enjoying a countryside location with beautiful open views. The property also has an undeveloped attic space which would appeal to those looking to create further accommodation.



## North Isles

### New House (Bellona) , Rousay Offers over £130,000

This two bedroom energy efficient dwellinghouse with an arched eco living turf roof is soon to be completed. Situated in an elevated position and nestled into the shelter of the hill on the beautiful island of Rousay and enjoying lovely views to the sea. Shingly Hill Local Nature Conservation Site is situated to the rear. Mains electricity, air source heating, private water supply, private septic tank.



## 2 Areas of Land, Redlums (Land near), Rousay £30,000 each

These two areas of land both extend to approximately 5 acres and offer the potential to erect a dwellinghouse on each with the appropriate planning permissions being granted. Bore holes on sites and electricity close by.



## Land near Geddestall and Little Cogar, Rousay £45,000

This area of land extends to approximately 10 acres and includes two ruinous dwellings and offers a fantastic spot to erect a dwellinghouse subject to the appropriate planning consents being granted along with abundant acreage for keeping horses or livestock.



## Site at Blossom, Rousay O.I.R.O. £30,000

This plot extending to approximately 1,615 sq m offers fantastic views to the sea from it's stunning elevated location on the island of Rousay, brimming with many places of archaeological interest and bird watching opportunities. There is full planning permission to erect two bungalows with air source heating.



## Roadside Cottage, Lady Village, Sanday Offers over £130,000

Offered for sale is this detached three bedroom dwellinghouse together with outbuildings, a large garden and two paddocks.

Accommodation comprises Entrance Porch, Kitchen, Shower room, Living/Dining Room and three Bedrooms.



## Hillpark, Lady Village, Sanday Offers over £120,000

Immaculately presented two bedroom bungalow with attached one/two bedroom annex and a large workshop having the benefit of commercial potential. Accommodation comprises Entrance Vestibule, Living room, Kitchen, two Bedrooms and a Shower room.



## South Howar, Sanday Fixed Price £50,000

This site extends to approximately 8 acres and has Planning Permission to erect a five bedroom property with a garage together with converting and extending a barn to a form a three bedroom dwellinghouse.



## Site adjacent to Russ Ness Beach, Sanday

Offers over £30,000



Land extending to approximately 3 acres (1.214 hectares) extending to the foreshore.

Previous full planning permission had been granted for the erection of a single storey four bedroom dwelling with a one bedroom annex.

OIC Planning Application No. 08/438/PPF

Situated on the picturesque island of Sanday and enjoying fantastic unspoilt views over the sea.

## Bayview, Stronsay

Offers over £135,000

Bayview is a spacious five bedroom detached house with two attic rooms and an extensive range of outbuildings located in the village of Whitehall on the picturesque island of Stronsay and enjoying unspoilt views over the sea. Development potential with the appropriate permission to convert the outbuildings into a workshop/studio or self catering accommodation.



## Schoolbrae, Stronsay

Offers over £115,000

Offered for sale is this three bedroom detached bungalow with workshop/garage and a large garden. Idyllic location with lovely views over the surrounding farmland and to the sea.

Accommodation comprises Vestibule, Hallway, Living room, Kitchen, Utility room, Conservatory, Shower room, three Bedrooms, and a Bathroom.



# South Isles

## Site at Ayreside (Land Near), Brims, Hoy

O.I.R.O. £20,000

Planning in Principle has been granted for the siting of a dwelling. The site extends to approximately 1113 sq metres.



## East Custom House, Longhope, Hoy

O.I.R.O. £122,000

Substantial three bedroomed end-terraced house with detached garage and large garden situated in the village of Longhope on the picturesque island of Hoy. Accommodation comprises on the lower floor of Living room, Kitchen, Utility room, Shower room with Sauna, Sun Lounge and Bedroom. Upper accommodation comprises of two further Bedrooms and a Bathroom.



## Honeysuckle Cottage , Longhope, Hoy

O.I.R.O. £120,000

Offered for sale is this unique and charming two bedroom stone built traditional cottage, complete with an extensive range of outbuildings and a beautiful secluded mature garden and with lovely unspoilt views over Myre Bay. The outbuildings were previously run as a workshop/studio. Accommodation comprises of Conservatory, Living room/Kitchen, Bathroom and two Bedrooms.



