

# Orkney Property Centre

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# Kirkwall & St Ola

## **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

### 43 Victoria Street Offers over £150,000

Offered for sale is this tastefully modernised and spacious three bedroom flat with a garden to the rear. Situated in the heart of the picturesque town of Stromness with all local amenities. Accommodation comprises of Living room, Kitchen, three double Bedrooms, Shower room and a Bathroom.



### 11 Coplands Drive

O.I.R.O £175,000

Lovely semi-detached three bedroom spacious family home ideally situated close to the school and a short walk from the picturesque town of Stromness with all local amenities. Accommodation comprises Living room, Dining Kitchen, Utility room, and Shower room on the ground floor and three bedrooms and a Bathroom on the Upper Floor.



## 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.



## 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.

## 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.



## Cobbler's Cottage, St Margaret's Hope

Offers over £115,000.

Charming two bedroom mid-terraced house with a mature garden situated in the picturesque village of St Margaret's Hope. Accommodation comprises Living room, Kitchen, Utility area with W.C., Conservatory and two Bedrooms, both En-suite.



## 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.



## Site at Bishops, Deerness

Offers over £27,000

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 £240,000

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.



### Kennaron, Grimeston Road, Harray

Offers over £175,000

Three bedroom bungalow situated in a lovely rural location with wonderful open views over the surrounding farmland and onwards to the Hills of Hoy. Accommodation comprises Entrance Porch, Living room, Kitchen, Bathroom and three Bedrooms with one En-suite.



## Hammersmith B&B , Harray

Price. £220,000

A wonderful lifestyle changing prospect offering an exciting opportunity to purchase this charming four bedroom dwellinghouse operating as a successful B&B.

The property is presented to a high standard and offers three spacious letting rooms, all with their own en-suites and guest amenities, along with owners 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.





## 2 Sites at Blossom, Rousay offers over £25,000 each

These two sites offer fantastic views to the sea from their stunning elevated location on the island of Rousay, brimming with many places of archaeological interest and bird watching opportunities and has excellent connections to the mainland by a roll-on, roll-off ferry service.



## 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.



## 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 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.

# South Isles

## **2 Sites at Ayreside (Land Near), Brims, Hoy**

**Site 1 - O.I.R.O. £22,000**

**Site 2 – O.I.R.O. £20,000**

Planning in Principle has been granted for the siting of a dwelling on each of the sites.

Site 1 extends to approximately 1.431 sq metres and has a large workshop. Site 2 extends to approximately 1113 sq metres. The seller is willing to consider a reduction in the price if purchased together.



## **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.



