



ORKNEY PROPERTY CENTRE

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Bayview, Stronsay, KW17 2AR O.I.R.O. £120,000



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.

Accommodation comprises Ground Floor: Sitting Room, Kitchen/Dining Room, Bedroom, Bathroom, Utility, Hall, Vestibule. First Floor: four Bedrooms, Shower Room, Landing. Attic Floor: two Bedrooms, Landing.

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Lower Accommodation

Entrance Vestibule

1.98m x 1.72m (6ft 6" x 5ft 8")

Entrance porch with laminate flooring and a large window to the front of the property. Door to the living room and glazed door to the kitchen.



Living room

5.11m x 4.64m (16ft 9" x 15ft 3")

Welcoming living room with real wood flooring and neutral décor. Window to the front of the property allowing a lovely flow of natural light. Doors leading to the entrance porch and rear hallway. Television, sky and telephone points. Two radiators.





Dining Kitchen

6.44m x 4.66m (21ft 1" x 15ft 3")

Spacious dining kitchen fitted with a range of units at floor and eye level with a five burner gas range and cooker hood. Good run of worktops with tiled splashback. Plumbed for a dishwasher and space for a fridge freezer. Laminate tiled flooring. Windows to the front and side of the property. Doors leading to the front vestibule and the utility room. Telephone point. Two radiators.

Utility room

4.18m x 3.39m (13ft 9" x 11ft 1")

Ever welcome addition to the family home, this utility room is fitted with floor units, worktop space, sink and drainer. Plumbed for a washing machine and drier. Space for a chest freezer. Large cupboard along with a further shelved cupboard providing good storage. Modesty glazed external door and a window to the rear of the property. Under stairs toilet. Glazed doors to kitchen and rear hallway.



Bathroom

2.63m x 2.42m (8ft 7" x 7ft 11")

Fitted with a three piece suite comprising of a W.C, wash hand basin and a bath. Vinyl flooring and a modesty glazed window to the side of the property. Radiator.



The rear hallway has doors leading to the living room, utility room, bathroom and bedroom. Fixed steps leading up to an attic area 6.25m x 2.51m (20ft 6" x 8ft 3"). Staircase leading to the upper accommodation.

Bedroom 1

4.48m x 3.65m (14ft 8" x 12ft)

This spacious double bedroom was previously used as a dining room. Laminate flooring and window to the side of the property. Radiator.



First Floor Accommodation



Bedroom 2

4.76m x 3.49m (15ft 7" x 11ft 5")

Spacious double bedroom with window to the rear and window to the front offering views to sea. Abundant room for additional freestanding furniture. Carpeted with neutral décor and feature wall. Telephone point. Radiator.

Shower room

1.74m x 1.28m (5ft 8" x 4ft 2") + 1.22m x 0.82 (4ft x 2ft 8")

Fitted with a wash hand basin, w.c. and shower cubicle. Tiling to the walls and cork flooring. Radiator.





Bedroom 3

**3.49m x 2.80m (11ft 5" x 9ft 2")
+ 1.98m x 0.83m (6ft 6" x 2ft 9")**

Carpeted double bedroom with windows to the front and side of the property. Shelved cupboard providing storage. Radiator.



Bedroom 4

2.76m x 2.27m (9ft 1" x 7ft 5")

Currently utilised as a study, this bedroom offers views over the front of the property to the sea. Laminate flooring and neutral décor. Television point. Radiator.



Bedroom 5

2.76m x 2.30m (9ft 1" x 7ft 7")

Carpeted bedroom with window to the front of the property. Neutral décor. Television point. Radiator.



Attic Accommodation



Attic room 1

5.12m x 3.04m (16ft 10" x 10ft)

Laminate flooring and tasteful décor and feature wall. Velux window to the rear of the property. Television point.



Attic room 2

4.84m x 2.99m (15ft 10" x 9ft 10")

Carpeted with neutral décor and velux window to the rear of the property. Television point.





Garage/Workshop/Store
16.65m x 7.15m (52ft 6" x 23ft) approx

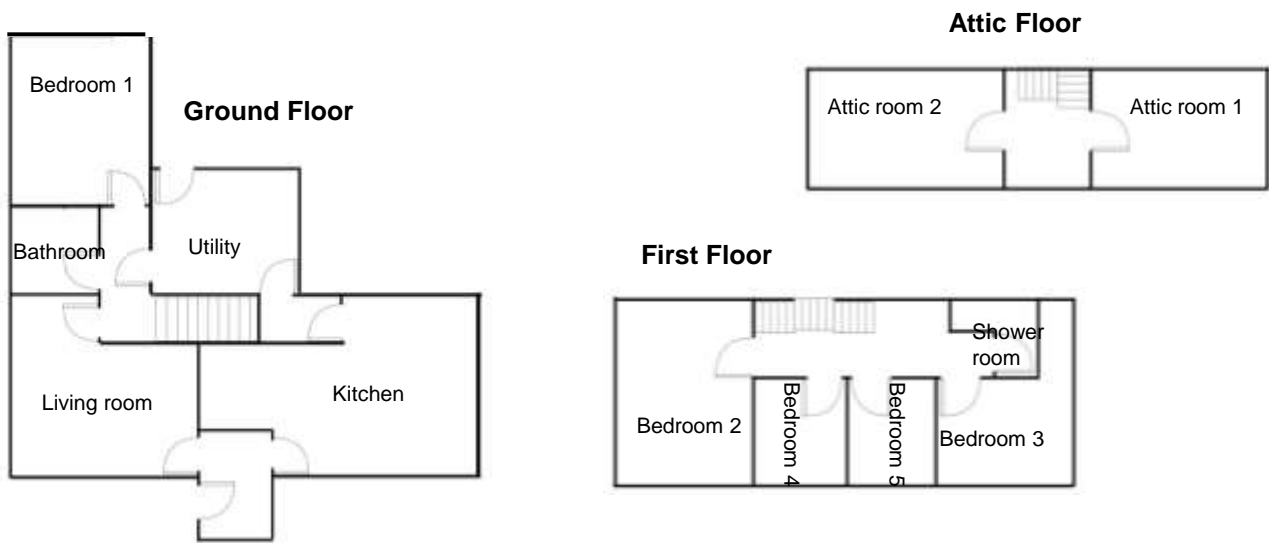
Attached series of stores/garages extending from the rear of the house split into three areas. Power and lighting.



Detached Stone Store
15.40m x 4m (49ft 3" x 13ft 2")

Split into three areas, this detached outbuilding could be converted into excellent self-contained accommodation with the appropriate planning permissions. Power and lighting.





Not to scale for guidance only

Bayview has uPVC doors and windows and oil central heating.

Services – Mains services, Telephone

General Notes – Home Report Available

- **Council Tax** – Band D. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band F
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Fittings & fixtures** – All floor coverings, light fittings, range cooker and blinds are included in the sale. White goods may be negotiable by separate negotiation.
- **Entry** – By arrangement
- **Price** – O.I.R.O. £120,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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