

# Orkney Property Centre

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# Kirkwall & St Ola



## 28a Albert Street UNDER OFFER

Unique and spacious first floor three bedroom flat finished to a particularly high standard and maintaining many stunning original features. Located in the heart of Kirkwall and enjoying an above street situ, the property comes with a private parking space. Currently run as a successful self-catering establishment but equally lends itself to a welcoming home.



## Land at Berryhill

UNDER OFFER

This area of land extends to approximately 40.846 acres and is designated as a Local Nature Conservation Site (LNCS). The land is suitable for hill grazing livestock. The site supports breeding waders including oystercatcher, snipe, curlew and redshanks and may also be eligible for the Agri-Environment Climate Scheme (AECS). The parcel of land lies adjacent to Keelylang Hill & Swartaback Burn Site of Special Scientific Interest (SSSI) and Orkney Mainland Moors Special Protection Area (SPA).



## 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.



## Site at Castlehame (Land near) offers over £70,000

**Plot 1 SOLD & Plot 2 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



# Stromness

## Heath Hill, Hillside Road

Offers over £100,000

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

## Site at Bishops (Land Near), Deerness

O.I.R.O. £45,000

Planning in Principle has been granted for the siting of a replacement house.

The plot extends to approximately 1.88 acres.

Situated in a rural position, off the Halley Road with excellent views over the surrounding farmland and onwards to the sea. Water and electricity close by.



## Site at Midtown (Land Near), Herston, South Ronaldsay

Offers over £40,000

Full planning to erect a replacement house with an air source heat pump and create an access. The land extends to approximately 0.3 acres and from it's elevated position enjoys fantastic views over Widewall Bay. Services situated adjacent to the site with the purchaser liable for the final connection costs.



## Dundas House and Cottage, South Ronaldsay

Offers over £295,000

Dundas House is an impressive four bedroomed house together with a two bedroomed cottage and complete with a large walled garden. Offering excellent flexible accommodation for a large family or a business venture.



## West Mainland

## Twargarn, Russland Road, Harray

Offers over £280,000

Exceptional opportunity to purchase this unique property located in a truly idyllic and tranquil setting near the shore of the Loch of Harray. Enjoying beautiful unspoilt views over the loch with the Hills of Hoy in the distance, the location has to be viewed to truly appreciate the stunning surroundings. Twargarn has recently been renovated to a high standard and offers an extremely comfortable and welcoming family home.





# North Isles

## Ellerslie, Stronsay

Offers over £85,000

This three bedroom cottage with detached garage/workshop and garden is situated on the picturesque island of Stronsay. Accommodation comprises of Living room, Kitchen, three Bedrooms and a Shower room. Amenities on Stronsay include a primary and junior secondary school, healthy living centre, hotel, post office and general store. Regular roll-on, roll-off ferry and scheduled air services connect to the Orkney Mainland.



## 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.



## 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.



## 2 Areas of Land, Redlums (Land near), Rousay £20,000 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 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.

## 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.



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

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



## Groatha, Eday Offers over £120,000

A wonderful lifestyle changing opportunity has arisen to purchase this registered croft extending to 11.79 hectares (approximately 30 acres), complete with a one bedroom cottage and garden which have been de-crofted. Situated on the island of Eday and enjoying views over the surrounding farmland to the Harbour. Accommodation comprises of Living room, Kitchen, Bathroom and a Bedrooms.



## Fernside, Eday

O.I.R.O. £35,000

Fernside extends to approximately 3 acres and includes a redundant wooden clad chalet along with three shipping containers. There is also a hard standing where a large outbuilding was previously sited. Potential to erect a new dwelling subject to the appropriate consents being obtained. It is understood that there is mains water and electricity on site.



## 5a Gill Pier, Westray UNDER OFFER

Offered for sale is this spacious two bedroom semi-detached house with uninterrupted views over the Bay of Pierowall situated on the picturesque island of Westray.

Accommodation comprises Conservatory, Living room, Kitchen and Shower room on the ground floor with a Bathroom and two Bedrooms on the upper floor.



## 5 Gill Pier, Westray UNDER OFFER

This one bedroomed semi-detached dwellinghouse is situated on the picturesque island of Westray. Located close to Gill Pier and affording lovely views over the Bay.

Accommodation comprises Living room/Kitchen, Bedroom and a Bathroom.



# South Isles

## Fairview, Melsetter, Longhope, Hoy

UNDER OFFER

Situated in a beautiful, tranquil setting with lovely views over North Bay, this two bedroom detached house comes complete with garden grounds and agricultural land, totalling 7 acres in all. Accommodation comprises Entrance Vestibule, Living room, Kitchen, Rear Vestibule/Utility, two Bedrooms and a Shower room.



## Site at Myrtledean, Hoy

O.I.R.O. £20,000

Planning in Principle has been granted for the siting of a dwelling on this site extending to approximately 1113 sq metres. Situated in a lovely rural position with unrestricted open views over North Bay and onwards to Longhope. Electricity and water believed to be alongside site.



## 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.



