

Sandkrumma, Birsay Village



OFFERS OVER £160,000

Home Report available by email on request

J.E.P. Robertson & Son

Well presented, family sized 3 bed roomed bungalow in Birsay village with garage and garden.

The accommodation is bright and spacious and comprises entrance hall, livingroom, newly fitted open plan “Nobilis” kitchen diner, utility room, 3 bedrooms and family bathroom; the master bedroom includes an en-suite shower room.

Ample storage space throughout in addition to large garage. Driveway provides parking and turning space for several vehicles. Garden lawn with paved patio at rear with views over open farmland at onto Earl’s Palace.

Double glazed uPVC windows and oil fired central heating throughout. EPC Band D (64). Viewing highly recommended





Entrance hallway (L-shaped):
12' x 5'8" x 16'8" x 3'4"

Cupboard housing electricity meter; shelved cupboard with louvre doors; 1DPP; radiator; laminate tile flooring.



Livingroom: 15'6" x 14'5"

Window north facing; window east facing; telephone point; TV aerial; 2 radiators; 3DPP; fitted carpet.

Kitchen/diner: 21'11" x 11'9"

Double glass doors from livingroom; 2 windows north facing; newly fitted "Nobilia" units; feature under counter lighting; gas range cooker with electric extractor fan; radiator; 6DPP with USB connectors; laminate tile flooring.



Utility room: 3'7" x 3'4"

Newly fitted "Nobilia" base and wall units; plumbed for washing machine and tumble drier;





Bedroom 1: 11'5" x 10'10

Window south facing; radiator;
2DPP; fitted carpet.

En-suite: 7'5" x 3'7"

Wc and whb; shower cubicle
housing power shower; electric
towel rail; laminate tile flooring.



Bedroom 2: 10'6" x 8'10"

Window north facing; fitted
wardrobe with shelf and hanging
rail; radiator; 2DPP; fitted carpet.

Bedroom 3: 10'6" x 9'10"

Window south facing; fitted wardrobe; radiator; 2DPP; fitted carpet.



Bathroom: 8'5" x 6'1"

Opaque window north facing; wc, whb and bath with shower tap; heated towel rail; vinyl flooring.



OUTSIDE

Large driveway to front providing Ample turning and parking space. Path surrounding property leads to garden at rear, mostly laid to lawn with paved patio/drying area.

Garage: 30' x 13'4"

Large adjoining garage with manual up and over door; door to garden; strip lighting and power points



Price:	Offers over £160,000
Contents:	All floor coverings and light fittings are included in the sale
Viewing:	For appointment to view please contact the selling agents
Entry:	By arrangement
Services:	Mains electricity, water, telephone; drainage to private septic tank
Energy Performance Rating:	The property has an energy efficient rating of Band D (64)
Council Tax:	The subjects are Band D. The Council Tax Band may be re-assessed by the Orkney and Shetland Valuation Joint Board when the property is sold. This may result in the band being altered
Offers:	Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a Scottish solicitor will be advised of any closing date

While the above particulars are believed to be correct, they are not warranted and should not be used in any missive or conveyance of the subjects

Viewing arrangements are in place to follow government guidelines during the COVID-19 pandemic. These are specified in our Viewing Policy document which will be supplied on request to view and must be adhered to