



Orkney Property Centre

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12-14 Balfour Village, Shapinsay, KW17 2DX
REVISED PRICE Offers over £120,000



Beautifully presented semi-detached bungalow situated a short walk from the pier on the picturesque island of Shapinsay with wonderful unspoilt views overlooking the sea.

Accommodation comprises of Living room, Dining Kitchen, three Bedrooms and a Bathroom.



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Dining Kitchen **6.74m x 3.77m (22ft 1" x 12ft 4")**

The kitchen is fitted with a stylish range of units at floor and eye level accompanying an island unit. Integrated dishwasher, fridge, freezer, extractor hood and 5 burner gas range. Plumbed for a dishwasher. The dining area offers ample room for a large table and chairs. Laminate flooring leading through to the hall. Two windows to the front of the property along with front and rear half glazed external doors allowing a good flow of light. Television point. Radiator.



The kitchen leads through to the hallway which is carpeted with a window to the front and affords access to the study, bathroom and living room. Cloak cupboard.

Study **2.77m x 1.60m (9ft 1" x 5ft 3")**

Ever welcome addition to the family home. This study is carpeted with neutral décor and window to the rear of the property.



Living room
4.09m x 3.70m (13ft 5" x 12ft 2")

Beautifully decorated living room with two windows overlooking the front of the property to the sea. Newly installed multi-fuel stove providing a welcoming feature focal point. Carpeted with matching neutral décor and tasteful feature wall. Built-in shelved cupboard providing storage. Television and telephone point. Radiator.

A door leads from the living room into an inner hallway with window to the front of the property. Affording access to all the sleeping accommodation.

Bathroom
2.50m x 2.40m (8ft 2" x 7ft 10")

Fitted with a three piece suite with shower over the bath and wash hand basin fitted into a vanity unit. Vinyl flooring and modesty glazed window to the rear. Storage cupboard. Heated towel rail and fan heater.





Bedroom 1
3.83m x 2.68m (12ft 7" x 8ft 9")

This double bedroom is carpeted with neutral décor and feature wall. Window to the front of the property. Shelved cupboard providing storage. Television point. Radiator.



Bedroom 2
2.81m x 2.14m (9ft 3" x 7ft")

Carpeted bedroom with neutral décor, attractive feature wallpaper and window to the rear. Television point. Radiator.



Bedroom 3
2.81m x 2.11m (9ft 3" x 6ft 11")

Carpeted bedroom with window to the rear of the property. Radiator. Access to the attic.



To the rear of the property is an easily maintained enclosed sheltered area complete with wooden decking and fish pond. There is a wooden garden shed along with a concrete built boiler house.

There is a large lawned area of grounds situated at the front of the property to the shore side of the road. Boasting borders filled with mature shrubs and bushes along with a small vegetable plot. Excellent space for child's play and simply enjoying the seals basking on the rocks offshore.



Shapinsay is a small island, some seven miles by five miles, with a population of about 300. There is a good quality store/post office, two restaurants, primary school, church, and a community centre with doctor's surgery and fitness suite. The island enjoys a regular car/passenger ferry service to Kirkwall, Orkneys capital, which takes just 25 minutes.



12-14 Balfour Village benefits from mainly upvc double glazed windows and doors and has oil central heating throughout.

Additional details of sale - Further photographs are available in our office.

Services – Mains service, Telephone

General Notes – Home Report available

- Council Tax** - Band B. This may be reassessed when the property is sold.
- Viewing arrangements** – Please contact Orkney Property Centre to view the property
- Entry** – By arrangement
- Fittings & fixtures** – All carpets, floor coverings, curtains and light fittings are included in the sale.
- Price** – Offers over £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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