



# Orkney Property Centre

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Banavie, Holm  
KW17 2RZ  
Fixed price - £180,000



Three/four bedroom detached house enjoying stunning views over Scapa Flow, situated on the main bus route, approximately three miles from St Mary's Village and five miles from Kirkwall.

Accommodation comprises Living Room/Bedroom, Kitchen/Diner, Utility room, three Bedrooms, Upstairs Living room, Bathroom, Study and Shower room.



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## Lower accommodation

The front vestibule has tiled flooring and inner glazed door and side panel leading into the hallway. Under stairs cupboard. Carpeted staircase with wrought iron spindles leading to the upper accommodation. Radiator.



### Living room/Bedroom

4.18m x 3.89m (13ft 9" x 12ft 9")

This living room would equally serve as a fourth bedroom if desired. Decorated in a neutral colour with matching carpeting. Window to the front of the property enjoying the views. Television and telephone points. Radiator.



### Kitchen/Diner

5.83m x 3.88m (19ft 2" x 12ft 9")

Fitted with a range of units at floor and eye level with integrated hob, extractor fan, eye level double oven and dishwasher. Good run of worktops with breakfast bar. Ample room to the dining area for a table and chairs. Two windows to the front of the property. Space for fridge freezer. Laminate flooring. Two radiators.

### Utility room

3.29m x 1.8m (10ft 10" x 5ft 11")

Fitted with a floor unit and eye level units, worktop, sink and drainer. Plumbed for a washing machine and drier. Window to the front and external door. Vinyl flooring.





### **Bedroom 1**

**3.49m x 2.98m (11ft 5" x 9ft 9")**

Carpeted double room with window to the rear of the property. Built-in wardrobe with shelving and hanging rail providing storage. Radiator.



### **Bedroom 2**

**3.49m x 2.98m (11ft 5" x 9ft 9")**

Double bedroom with window to the rear of the property. Fitted wardrobe with shelving and hanging rail providing storage. Carpeted with matching décor. Radiator.



### **Bathroom**

**2.41m x 1.85m (7ft 11" x 6ft 1")**

Fitted with a three piece white suite with shower over the bath. Modesty glazed window to the rear of the property. With tiling above the bath, warm décor and vinyl flooring. Light with shaving point. Radiator.

## Upper accommodation



### Upstairs Living room

6.32m x 4.52m (20ft 9" x 14ft 10")

Bright spacious living room enjoying the fantastic views over the countryside to Scapa Flow. Calm, neutral décor and carpeting. Picture window to the front and velux window to the rear. Three shelved alcoves. Television, sky and telephone points. Access to the floored attic. Radiator. Perfect area for relaxing and enjoying the views.

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### Bedroom 3

3.89m x 3.49m (12ft 9" x 11ft 5")

Spacious double bedroom with velux window to the front of the property and window to the side. Wardrobe with hanging rails, shelving and drapes. Carpeted with neutral décor. Ample room for additional furniture. Radiator.



### Shower room

2.8m x 2m (9ft 2" x 6ft 7")

Fitted with a three piece white suite comprising of a w.c., wash hand basin and lined shower. Vinyl flooring and co-ordinating décor. Shelved alcove providing storage. Velux window to the rear of the property. Radiator.



### Study

3.8m x 2.06m (12ft 6" x 6ft 9")

Ever welcome addition to the family home, this study has worktop space and ample shelving. Velux window to the front. Telephone point. Radiator.

Gravelled driveway leading around the property. Lawn area to the front.

Benavie is situated approximately 3 miles from St Mary's Village, 5 miles from Kirkwall and is on the main bus route.

This property benefits from oil central heating and has double glazed windows and doors throughout. Wonderful views over the surrounding countryside and Scapa Flow.



Further photographs are available in our office.

## Services

Mains Services, 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 and integral appliances are included in the sale. Dining table and chairs may be available by separate negotiation.
- **Price** – Fixed price - £180,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

*Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of March 2010. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.*