



Orkney Property Centre

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**Braeside, Orphir
KW17 2RB
Offers over £117,000**



One bedroom detached cottage complete with outbuildings and approximately 2 acres of land. Wonderful views over farmland to Scapa Flow and the South Isles with Scotland in the distance.

Accommodation comprises Entrance Porch, Living room, Kitchen, Bedroom, Conservatory and Shower room.

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Entrance Porch

1.73m x 1.72m (5ft 8" x 5ft 8")

Bright entrance porch with external half glazed door and window to the side. Tiled flooring. Door leading into the hallway.

Hallway

2.82m x 1.46m (9ft 3" x 4ft 9")

Providing access from the entrance porch and to the kitchen, living room and shower room. Cloak hooks. Carpeted. Storage heater.



Living room

3.92m x 3.59m (12ft 10" x 11ft 9")

Beautifully presented with warm décor, feature wall and vinyl flooring. Electric fire providing a welcoming focal point. Built-in cupboard along with a shelved cupboard under the window, which looks out to the front of the property. Television and telephone point. Doors to the hallway, conservatory and bedroom.



Kitchen

3.39m x 2.91m (11ft 1" x 9ft 7")

Fitted with a range of units at floor and eye level with a good run of worktop space and tiled splashback. Plumbed for a washing machine and space for a fridge freezer. Cooker points (both electric and gas). Extractor fan. Vinyl flooring. Window to the side and rear of the property. Door leading to the hallway. Access to the loft.



Bedroom

3.58m x 2.68m (11ft 9" x 8ft 9")

This double bedroom is carpeted with tasteful décor and enjoys an outlook to the front of the property. Ample room for freestanding bedroom furniture. Panel heater.



Conservatory

3.06m x 2.62m (10ft " x 8ft 7")

This south facing conservatory is glazed to three sides with external half glazed door. Vinyl flooring and warm décor. Excellent space for relaxing and enjoying the wonderful views on offer over the farmland to Scapa Flow and South Isles with Scotland in the distance. Storage heater.



Shower room

2.32m x 1.67m x (7ft 7" x 5ft 6")

Fitted with a two piece white suite along with a corner shower. Wash hand basin set in a vanity unit. Vinyl flooring and half tiled walls. Modesty glazed window to the side of the property. Airing cupboard. Access to the loft.



Garage/Workshop

11.88m x 4.48m (39ft x 14ft 8")

Large multi-purpose outbuilding complete with two cat proof 'chalets' which would double as dog pens. Workbench, power, lighting, indoor and outside tap. Electric hook-up for a caravan. Hard standing to the side of the workshop/garage for a caravan or greenhouse.



Haystore/Goat Pen

6.91m x 2.88m (22ft 8" x 9ft 5")

Sheep/Goat Pen

4.49m x 3.22m (14ft 9" x 10ft 7")

Sitting adjacent to the garage/workshop, these outbuildings make excellent goat/sheep pens or would equally serve as stables for horses. Enclosed concrete yard and access to the paddock.



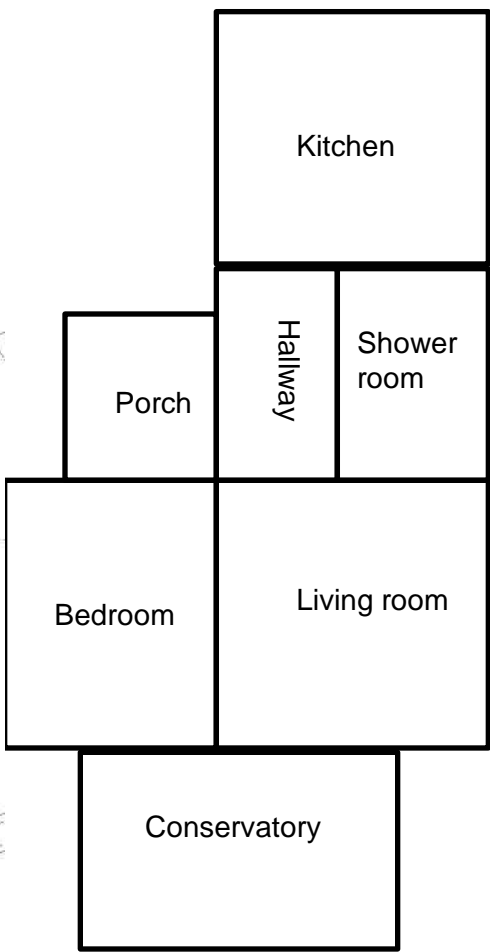
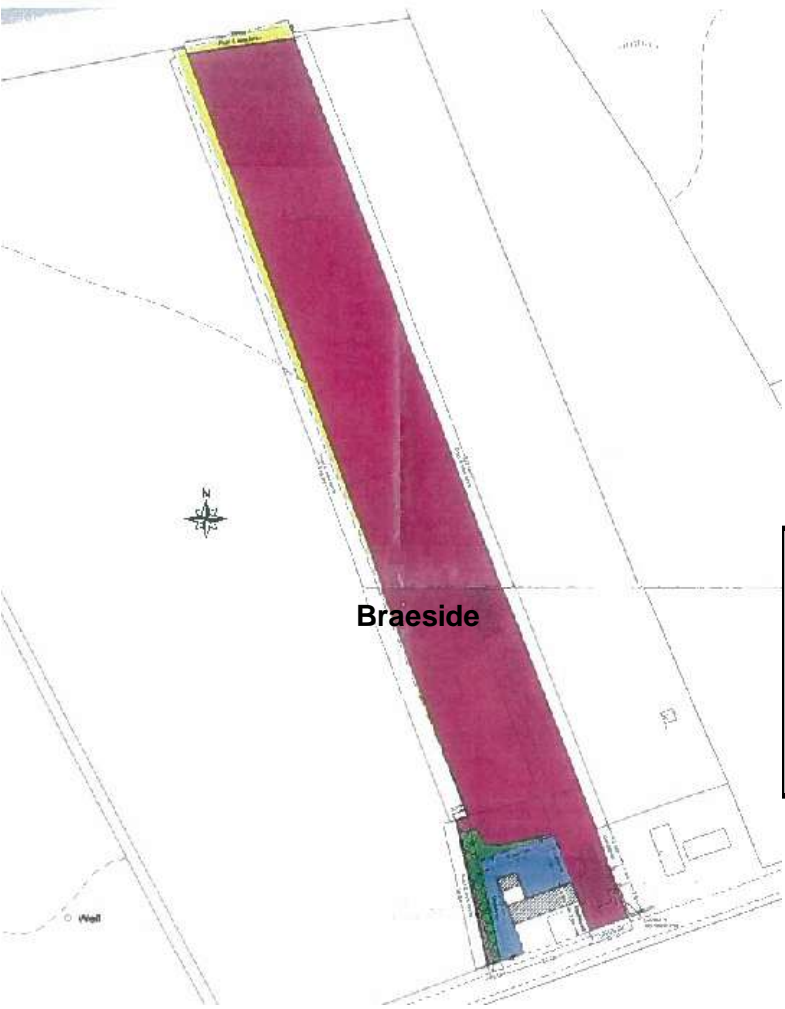
Land

Extending to approximately 2 acres

Situated to the rear of the property and divided into three paddocks, the land offers housing for livestock and poultry.

There is also a fenced drying green which would equally serve as a lamb paddock/ dog area or simply for relaxation.

Additional to sale by separate negotiation is a shipping container 6.1m x 2.44m (20ft x 8ft) used as dry storage (approximately £2,000).



Braeside benefits from UPVC double glazed doors and windows and has electric heating.

Situated equidistant from Kirkwall and Stromness with the village of Orphir a short walk away with primary school, church, local post office and pub.



Services

Mains Services, Telephone, Broadband connection

General Notes – Home Report Available

- **Council Tax** – Band A. This may be reassessed when the property is sold.
- **Viewing arrangements** – Please contact Orkney Property Centre
- **Entry** – By arrangement
- **Fittings & fixtures** - All floor coverings and light fittings are included in the sale. Shipping container available by separate negotiation.
- **Price** - Offers over £117,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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