



Orkney Property Centre



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East Custom House, Longhope, Hoy Price – Offers over £140,000



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.

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East Custom House benefits from oil central heating and has upvc double glazing throughout.

Lower Accommodation

Spacious bright entrance vestibule leads into the hallway with staircase to the upper accommodation.



Living room

4.24m x 3.96m (13ft 11" x 13ft 13")

Welcoming living room with neutral décor, warm carpeting and window to the front of the property. Large dresser which also houses the boiler and a walk-in under stair cupboard with shelving, coat hooks and hot water tank providing excellent storage along with an alcove cupboard. Television, sky and telephone point. Two radiators.



Kitchen

5.65m x 2.13m (18ft 6" x 7ft)

Fitted with a range of units at floor and eye level with worktop space and tiled splashback.. 5 burner gas range, cooker hood and dishwasher are all included in the sale. Two steps lead up to the kitchen area with laminate flooring and wood lined ceiling. Room for a small table and chairs. Window to the side and window to the conservatory. Open archway to the utility room. Radiator.

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Utility room

2.31m x 2.21m (7ft 7" x 7ft 3")

Fitted with eye level units and worktop space. Plumbed for a dishwasher and drier with room for additional under counter white goods. Window overlooking the garden and external door.



Shower room

2.21m x 1.95m (7ft 3" x 6ft 5")

Fitted with a three piece suite with separate shower cubicle. This room also incorporates a sauna. Modesty window to the side. Fan heater.



Sun Lounge

4m x 2.12m (13ft 2" x 7ft)

Bright room with tiled flooring and external door. Currently used as an office. Telephone point.



Bedroom 1

4.26m x 3.11m (14ft x 10ft 2")

Carpeted double bedroom with neutral décor and window overlooking the front of the property. Built in vanity unit with wash hand basin, mirror and light with shaving point. Abundant room for freestanding furniture. Television, sky and telephone point. Radiator.

Upper Accommodation



Bedroom 2

4.22m x 3.14m (13ft 10" x 10ft 4")

Well presented carpeted double bedroom with tasteful décor. Window to the front of the property overlooking the garden. Room for additional furniture. Telephone point. Radiator.



Bedroom 3

4.21m x 3.06m (13ft 10" x 10ft 1")

Spacious double bedroom with carpeting and co-ordinating décor. Window to the front of the property. Ample room for freestanding bedroom furniture. Telephone point. Radiator.



Bathroom

2.25m x 2.02m (7ft 5" x 6ft 8")

Fitted with a three piece white suite with shower attachment to the bath. Warm décor and carpeting with modesty window to the front. Alcove cupboard providing storage. Radiator.



The large garden is mainly laid to lawn and is filled with an abundance of mature trees and bushes with beds and borders boasting a wide variety of shrubs and flowers. Drying area to the rear of the garden.

Detached wooden garage 8.59m x 4.97m (28 ft 2" x 16ft 4") with up and over manual door, power and lighting.



Situated on the beautiful island of Hoy with connections to the mainland by regular roll-on, roll-off ferries .

Amenities on the island include a primary school, swimming pool, post office, general store, hotel and theatre.



Further photographs are available in our office.

Services

Mains Services, Telephone, Septic Tank

General Notes

- **Council Tax – Band A** The charge for the year 2009/10 is £953.71 (£715.29 for single occupancy). 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, flooring, light fittings, curtains, blinds, dresser, gas range and dishwasher are included in the sale.
- **Price** – Offers over £140,000
- **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.