



Orkney Property Centre

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Greenbank, Eday, KW17 2AA Offers in Region of £137,000



Three bedroom detached dwellinghouse with garage, gardens and unrestricted views to the sea. Situated close to the pier on the picturesque island of Eday with connections to the mainland by regular roll-on roll-off ferries and the scheduled air service.

Accommodation comprises Kitchen Diner, Living room, three Bedrooms with one en-suite and Bathroom.



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Front vestibule with inner glazed door leads into the hallway with laminate flooring, shelved airing cupboard and access to the partially floored attic. Telephone point. Radiator.



Living room
4.8m x 4.6m (15ft 9" x 15ft 1")

The spacious bright living room is well presented with vinyl flooring and tasteful décor. Window to the side and patio doors to the front offering wonderful views to the sea. Television, sky and telephone point. Radiator.



Kitchen Diner
5.99m x 3.71m (19ft 8" x 12ft 2")

This well appointed kitchen is fitted with a range of units at floor and eye level with seven burner gas range and cooker hood. Good run of worktops with tiled splashback. Plumbed for a washing machine and dishwasher. Fridge freezer included in the sale. Multi-fuel rayburn providing a welcoming homely focal point along with providing the heating and hot water. Ample room for dining furniture with two windows to the rear and external door. Television point.

Bathroom
2.51m x 1.88m (8ft 3" x 6ft 2")

Fitted with a three piece suite with shower over the bath. Vinyl flooring and modesty glazed window to the rear. Extractor fan. Radiator.





Bedroom 1 with ensuite
3.34m x 2.49m (10ft 11" x 8ft 2")

Carpeted double bedroom with warm décor and window to the rear of the property. Two double built-in wardrobes with hanging rails, shelving and mirror doors. Television point. Radiator. The en-suite is fitted with a two piece suite and shower cubicle. Modesty glazed window to the rear. Radiator.



Bedroom 2
3.4m x 2.8m (11ft 2" x 9ft 2")

Carpeted double bedroom with warm décor and window to the front of the property. Storage provided by the two built-in wardrobe with hanging rails, shelving and mirror doors. Television point. Radiator.



Bedroom 3
2.41m x 2.4m (7ft 11" x 7ft 10")

Carpeted spacious single bedroom enjoying the views over the front garden to the sea. Built-in wardrobe with hanging rail, shelf and mirror doors. Television point. Radiator.



Outside

Driveway leads to the rear of the property with ample room for parking along with a raised flower bed. Garage 5.85m x 4.1m (19ft 2" x 13ft 5") with power and lighting. Pathway leading around the house with garden shed and peat store to the side and lawn area sweeping around to the front of the house with colourful flower beds. Further garden area extending down to the foreshore. Ideal for keeping livestock or utilising as a vegetable plot. Wonderful open views over the sea.

Greenbank has double glazed wooden windows and doors and solid fuel central heating.



Services – Mains service, Telephone

General Notes – Home Report available

- **Council Tax** – Band C. 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 floor coverings, light fittings, curtains, kitchen range and fridge freezer are included in the sale. Additional white goods may be available by separate negotiation.
- **Price** – Offers in Region of £137,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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