



Orkney Property Centre

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**Minerva, Whitehall, Stronsay
KW17 2AS
Fixed price - £125,000**



Minerva is a spacious three bedroom house enjoying unspoilt views over the sea. Included in the sale is a cottage in need of renovation, and an area of land extending to 1/2 acre or thereby which may be suitable for development subject to the relevant planning permission. Also included is a garage, storehouse and a greenhouse.

Situated on the picturesque island of Stronsay with connections to the mainland by regular roll on roll off ferries and the scheduled air service.

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The amenities on Stronsay include a post office, general stores, hotel, swimming pool and a Junior Secondary School. Boasting beautiful beaches, a large diversity of habitat for wildlife and places of archaeological interest.

Minerva benefits from upvc double glazed windows and door and has total control electric heating throughout.

Downstairs Accommodation

Hallway

Entry to the house is through the front vestibule with vinyl flooring and storage heater. Inner glazed door leading into the hallway which benefits from a large storage cupboard. Meter cupboard and storage heater.



Living room

6.07m x 4.97m (19ft 11" x 16ft 3")

Wonderfully bright welcoming room with views overlooking Papa Stronsay. Carpeted with warm neutral décor, drapes and glazed door. Storage heater. Telephone, television and sky points.



Kitchen

5.90m x 2.68m (19ft 4" x 8ft 9")

Fitted with a range of units at floor and eye level with a good run of worktops, stainless steel sink with double drainer. Dishwasher, cooker and double oven are all included in the sale. Room for fridge. Ample room for table and chairs. Vinyl flooring and warm décor. Dual aspect views over the garden. Extractor fan, telephone point and storage heater.



Dining room

4.23m x 3.32m (13ft 10" x 10ft 10")

To the front of the property with view overlooking Papa Stronsay. With neutral décor and warm toned carpeting. Ample room for table, chairs and additional freestanding furniture. Storage heater. Television and telephone point.



Office

3.07m x 2.71m (10ft x 8ft 10")

Ever welcome addition to the family home. Large storage cupboard and shelving. With carpet tiles and neutral décor. Telephone point. Storage heater.



Utility room

3.02m x 1.69m (12ft 1" x 9ft 10")

The utility room provides space for laundry facilities with stainless steel sink and double drainer. Large airing cupboard and additional storage cupboard. Plumbed for washing machine and space for dryer and additional white goods. Vinyl flooring.



Shower room

2.15m x 2.10m (7ft x 6ft 10")

Fitted with a two piece white suite and double shower cubicle with power shower. Sink fitted into a vanity unit with large mirror and vanity light. With vinyl flooring and warm décor. Heated towel rail.



Bedroom 1

4.22m x 3.38m (13ft 10" x 11ft 1")

Tastefully decorated in neutral décor and warm matching carpet. Currently used as a twin room with ample room for freestanding furniture. Storage heater.

Upper Accommodation

The upper hallway is carpeted with neutral warm décor and window overlooking the sea.

Access to the loft which is partially floored.



Bedroom 2

4.30m x 3.32m (14ft 1" x 10ft 10")

Currently used as a twin room with neutral décor and co-ordinating carpet. Ample room for the wardrobe and dressing table which are included in the sale. With dual aspect views, to the rear, Millbay and farmland, and to the front, over the sea to Papa Stronsay. Storage heater.



Bedroom 3

4.30m x 3.32m (14ft 1" x 10ft 10")

Double bedroom with neutral carpeting, warm décor and dual aspect windows. This room benefits from a heated built in wardrobe on a timer, running the length of the room and providing plentiful storage in the form of hanging rails and shelving. Telephone point. Storage heater.



Bathroom

2.15m x 2.10m (7ft x 6ft 10")

Three piece white suite comprising of w.c., bath and sink fitted into a vanity unit. With vinyl flooring, warm décor and modesty glazed window. Shaving point and heated towel rail.



Garden

The garden has a patio and lawn areas offering ample space for children's play, dining alfresco or family relaxation. An arbour with hanging baskets and foliage proving an attractive focal point. Shrub and flower beds boasting a variety of mature plantings.

Greenhouse

8.28m x 2.36m (27ft 2" x 7ft 8")

There is a large greenhouse with a self watering system and power.



Garage

6.88m x 3.64m (22ft 6" x 11ft 11")

Storehouse

7.31m x 4.34m (23ft 11" x 14ft 2")

The garage has a wooden door, workbench and power. There is also a generator in working order.

The storehouse has dual aspect windows and provides good storage.

The area of ground to the side of the property is approximately ½ acre in size. It may be suitable for development subject to the relevant planning permission.



The adjoining cottage is presently used as a workshop and storage area. Separated into two rooms and a large passage.

9.35m x 3.82m
(30ft 8" x 12ft 6")

4.21m x 3.58m
(13ft 9" x 11ft 8")

4.24m x 3.25m
(13ft 10" x 10ft 8")



With electricity and water, this property provides a blank canvas for those wishing to renovate.

Further photographs are available in our office.

Services

Mains Services, Septic tank, Telephone

General Notes

- **Council Tax** – Band B The charge for the year 2009/10 is £1112.67 (£834.50 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, floor coverings, curtains, light fittings, dishwasher, cooker and double oven are included in the sale.
- **Price** – Fixed price - £125,000
- **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 November 08. 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.