



# Orkney Property Centre

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## Syllingar, Westray, KW17 2DR Offers over - £85,000



Beautifully presented two bedroom detached cottage with garden and views to the sea situated on the picturesque island of Westray.

Accommodation comprises Living room, Kitchen, two Bedrooms and Bathroom.

Westray has a population of around 600 and is one of Orkney's most prosperous islands. It has its own community school, doctor, two hotels, three shops, healthy living centre and swimming pool along with an abundance of wildlife, archeology and clean beaches. The island enjoys regular flights and a car/passenger ferry service.



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Syllingar has Upvc double glazed windows and external door with oil central heating throughout.

Front vestibule with tiled flooring and window to the front. Half glazed inner door leads into the living room.

## Living room

4.29m x 3.83m (14ft 1" x 12ft 7")

Well presented bright living room with window to the front of the property. With neutral décor and real oak flooring. Feature focal point provided by the multi-fuel stove with tiled surround. Glass shelved alcove. Radiator. Doors to all the accommodation on offer.



## Kitchen

2.82m x 2.07m (9ft 3" x 6ft 10")

Fitted with a quality range of units at floor and eye level. Good run of worktop space with tiled splashback and belfast style sink. Space for a fridge. Cooker point. Tiled flooring and window to the front of the property. Radiator.





### **Bedroom 1**

**4.44m x 2.69m (14ft 7" x 8ft 10")**

Well proportioned double room with window to the side of the property. Built-in wardrobe with hanging rail providing storage with room for additional furniture. Carpeted with neutral décor. Radiator.



### **Bedroom 2**

**3.37m x 1.92m (11ft 1" x 6ft 4")**

Carpeted single bedroom with warm décor. Window overlooking the side of the property. Storage provided by a built-in wardrobe with hanging rail. Radiator.



### **Bathroom**

**2.79m x 1.57m (9ft 2" x 5ft 2")**

Bathroom fitted with a three piece white suite with shower over the bath. Tiling above the wash hand basin and bath. Tiled flooring. Modesty glazed window to the rear. Hot water cupboard. Heated towel rail. Extractor fan. Access to the attic.



Driveway leading up to the side of the property with parking area and garden shed with power and plumbing for a washing machine. Area of garden to the front of the property with lovely open views over the surrounding countryside and onwards to the sea.



**Additional details of sale** - Further photographs are available in our office.

**Services** – Septic tank, Mains services

**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 to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** – All floor coverings, light fittings and garden shed are included in the sale.
- **Price** – Offers over £85,000
- **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 July 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.*