Quoybanks
Widewall
St. Margarets Hope

ALLAN PROPERTIES

Quoybanks, Widewall, St Margarets Hope

£355,000

Karen at K Allan Properties is delighted to bring this substantial family property to the market. Quoybanks is positioned in Widewall, St Margaret's Hope, overlooking Widewall Bay and Herston. Offering a high standard of accommodation and comprising of 6 bedrooms, living room with spectacular sea views, formal dining room with exposed stonework walls, kitchen/dining, bathroom, shower room and a large workshop

ENTRANCE HALL 7.6m x 3.2m The entrance hall is positioned alongside the driveway and provides the property with a spacious hallway. The hallway provides access to the rear garden, kitchen, shower room, utility room and the upstairs formal living room. This area is neutrally decorated and has a tiled floor.

LIVING ROOM / OFFICE 9.0m x 3.8m The formal living room is positioned on the upper floor level, with spectacular sea views across Widewall Bay. The room has exposed timber beams and is a naturally bright room with the aid of Velux windows. A Morsø stove is a beautiful addition to this room with an office space to the rear.

UTILITY ROOM 5.7m x 3.5m Positioned off the entrance hall is a spacious utility room

with cream shaker style base units and double Belfast sink. There is plumbing and space for washing appliances. Neutrally decorated with exposed timber beams and a tiled floor.

SHOWER ROOM 2.1m x 1.5m Positioned off the entrance hall is a spacious utility room with cream shaker style base units and double Belfast sink. There is plumbing and space for washing appliances. Neutrally decorated with exposed timber beams and a tiled floor.

KITCHEN / DINING ROOM 5.4m x 3.6m The recently installed, sage kitchen gives the feeling of being the 'heart of the home'. A large, cream AGA range cooker, on a stone feature wall maintains the country charm. Traditional features have been maintained during the renovation of this space. Tiled floor.

FORMAL DINING ROOM 4.0m x 3.7m Positioned beyond the kitchen is a formal dining room with a flagstone floor and exposed stonework.

OFFICE/BEDROOM 5 3.5m x 2.8m A double bedroom which is currently presenting itself as an office.

FAMILY ROOM / BEDROOM 6 3.8m x 3.4m Positioned on the ground floor level of the property with dual aspect windows and a glazed door, leading onto the garden. Decorated neutrally, and has a Morsø multifuel stove.

MASTER BEDROOM 5.2m x 3.5m The spacious, master bedroom is positioned to the back of the property with triple aspect windows and spectacular sea views across Widewall Bay. Roof access.

BATHROOM 3.2m x 2.4m The family bathroom is positioned on the upper level of the property. The four-piece bathroom suite comprises of a bath, w/c, pedestal sink and bidet.

BEDROOM 2 3.6m x 3.8m A light neutrally decorated double bedroom with an end gable window and large Velux window allowing in lots of natural light.

BEDROOM 3 4.6m x 2.9m Centrally positioned on the first-floor level with a large Velux window. Access to the attic is gained from this room.

BEDROOM 4 4.1m x 3.5m Bedroom 4 has double aspect windows, along with a Velux window. This bedroom benefits from a sea view.

GARAGE/WORKSHOP & SMALL BYRE The property benefits from a spacious workshop with power and light. The byre is used as a garden shed.

Local Authority Orkney Islands Cpuncil

Council Tax Band D

Directions Coming from St Margaret's Hope, follow the road for Herston. Before you approach Herston you will see a K Allan Properties for sale sign at Quoybanks.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. Council tax bands may change after sale.

ALLAN PROPERTIES

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