

Sand O Gill  
Westray  
Orkney  
KW17 2DN









Karen at K Allan Properties is delighted to present another spectacular Westray property to the market. Westray is known as The Queen of the Isles and has a lovely, welcoming community feel. The island is self-sufficient and benefits from a wide range of local amenities. These local amenities include a highly recommended Junior High School, several shops, butchers, fishmonger, restaurants, bar, hotel, swimming pool, medical centre, bank, church, chip shop, airfield and ferry terminal.

Sand O Gill is a spacious family home, which comprises of 5 bedrooms, 2 open plan living areas with kitchen and dining rooms, 3 shower rooms, utility room, entrance hall, garage/store room, 52ft green house along with approx. 2 acres of land. The property is positioned overlooking the Sand O Gill Bay and benefits from spectacular panoramic sea views.

The property is conveniently positioned a short walk from Pierowall Village where the majority of the island amenities can be found.

**ENTRANCE HALL** 3.3m x 2.3m The entrance hall sits to the front of the property, alongside the driveway and provides access into the open plan living areas, garage and utility room.

**LIVING / KITCHEN / DINER** 9.3m x 3.7m To the front of the property is a spacious, open plan living, kitchen and dining room. This space is designed in a way that allows this area to capture the spectacular views on **BEDROOM 1** 4.4m x 3.5m Bedroom 1 is a spacious double bedroom which is positioned on the ground floor level. Neutrally decorated with laminate flooring.

**SHOWER ROOM** 2.5m x 1.5m Positioned off the downstairs hall is a shower room which comprises of a shower with electric shower, sink unit and w/c.

**SHOWER ROOM** 2.5m x 2.7m Positioned on the ground floor at the rear of the property is a recently installed wet room which comprises of a walk in shower unit with electric shower, wall hung sink and w/c. The room is neutrally decorated with non-slip flooring.



**BEDROOM 2** 4.1m x 3.5m Positioned on the first floor level is a spacious, double bedroom with a dormer window which overlooks Sand O Gill Bay. The room is neutrally decorated with built in cupboards and a dressing table.

**BEDROOM 3** 3.3m x 4.1m Positioned on the first floor level is another spacious, double bedroom with a dormer window which overlooks Sand O Gill Bay. The room is neutrally decorated with built in cupboards and built in desk.

**STORE/GARAGE** 5.5m x 5.3m & 3.6m x 2.7m Positioned to the rear of the property with access from the entrance hall and rear garden is a spacious store room.

**SUN ROOM** 4.1m x 3.2m Positioned to the side of the property with neutral decor and solid wood flooring.

#### **SELF CONTAINED 2 BEDROOM PROPERTY**

**LIVING ROOM / KITCHEN** 5.0m x 3.7m Positioned on the ground floor level of the property is an open plan kitchen/living room. The kitchen is solid wood with a stainless steel sink, along with space for a cooker, fridge and washing machine. Neutrally decorated with laminate flooring.

#### **FIRST FLOOR**

**BEDROOM 1** 4.6m x 2.3m Positioned on the first floor level is a neutrally decorated bedroom. The bedroom benefits from a panoramic, countryside view.

**BEDROOM 2** 3.6m x 2.1m Positioned on the first floor level is a second neutrally decorated bedroom with views over the spacious garden.

**SHOWER ROOM** 3.6m x 2.1m The neutrally decorated bathroom is positioned on the first floor level with a shower, pedestal sink and w/c.

**SHOWER BLOCK** Sand O Gill was previously operational as a campsite. The shower block remains a feature in the garden, beside the green house.

**GREEN HOUSE** 51ft The green house sits to the rear of the property.

**GARDEN** The property sits on approx. 2 acres of land with a tarmac driveway and iconic entrance gates.

#### **ADDITONAL INFORMATION**

Main House heating - Oil

Self-contained property heating - Air source

**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







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