



Offers over £99,000

Knugdale  
Whitehall, Stronsay, KW17 2AR

Harcus.





**Knugdale is a spacious three bedroom detached house with a large garden located in the village of Whitehall on the picturesque island of Stronsay.**

**Accommodation comprises of an Entrance Hallway, Living Room, Dining/Family Room, Kitchen and Bathroom on the ground floor and a Landing and 3 Bedrooms on the first floor.**

**Local amenities include a junior secondary school, doctor, two shops, hotel, cafe, post office, community centre and swimming pool. Regular roll on roll off ferry from Kirkwall or a short flight from Kirkwall Airport.**

 **3 bedrooms**

 **1 bathrooms**

 **2 Public room**



### Living room

4.49m x 3.54m (14ft 09" x 11ft 07")

Open tiled fireplace. Window to the front and one to the side of the property allowing a good flow of natural light. Painted wood floor. Shelved alcove and a cupboard. Radiator.



Living room

### Dining/Family room

4.49m x 3.57m (14ft 09" x 11ft 09")

Window to the side and one to the front of the property. Multi-fuel stove with a tiled backing. Airing cupboard. Ample space for a table and chairs and additional furniture. Radiator.



Dining/Family room





## Bathroom

2.53m x 2.24m (8ft 04" x 7ft 04")

The bathroom is fitted with a wash hand basin, W.C. and a shower over the bath. Vinyl flooring. Modesty glazed window to the rear. Radiator.

## Kitchen

3.95m x 2.71m (13ft x 8ft 11")

The kitchen has recently been re-roofed and is fitted with some floor units, worktop space, sink and drainer. Plumbed for a washing machine.

Tiled flooring and a window overlooking the rear of the property. External door. There is a full set of kitchen cabinets in flat pack form for a new owner to utilise as they wish.



Bathroom



Kitchen





### Bedroom 1

4.45m x 3.56m (14ft 07" x 11ft 08")

Spacious double bedroom with a cast iron fireplace. Wooden flooring and a window to the front and one to the side of the property. Shelved cupboard. Radiator.



Bedroom 1

### Bedroom 2

4.45m x 3.56m (14ft 07" x 11ft 08")

Another good sized double bedroom with wooden flooring and a window to the side and one to the front of the property. Cast iron fireplace with decorative tiling. Shelved cupboard. Radiator.

### Bedroom 3

3.69m x 2.52m (12ft 01" x 8ft 03")

This double bedroom has wooden flooring and a window enjoying the outlook to the rear. With warm décor. Radiator.



Bedroom 2



Bedroom 3



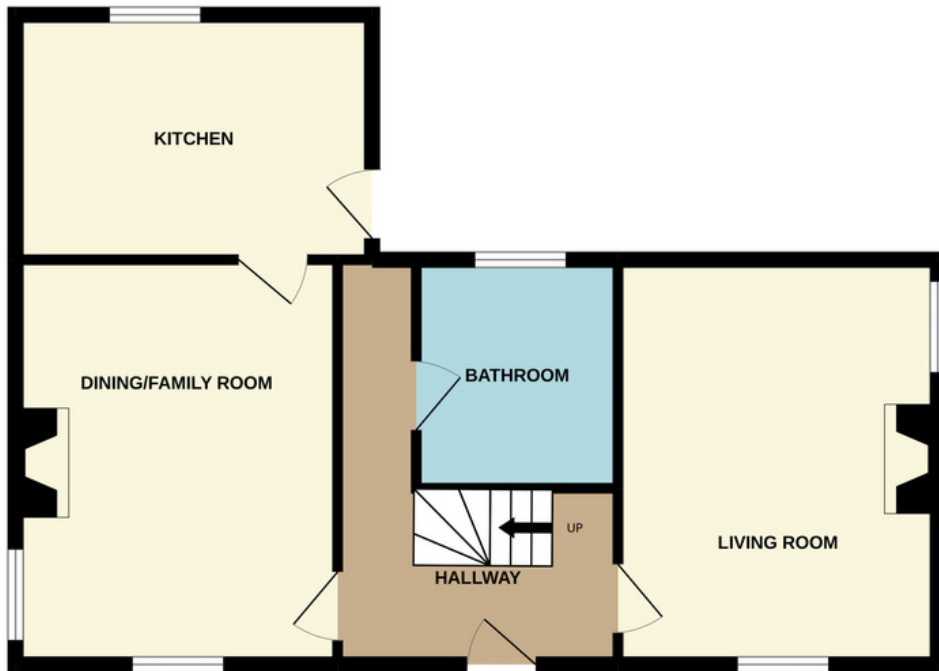
## Outside

A detached garage/shed 7.34 x 4.40m with a floor pit, in need of attention and an attached shed 4.64m x 3.25m are situated to the rear of the property. The attached shed has been newly re-roofed and with new windows and door. Large garden bounded by a stone wall.

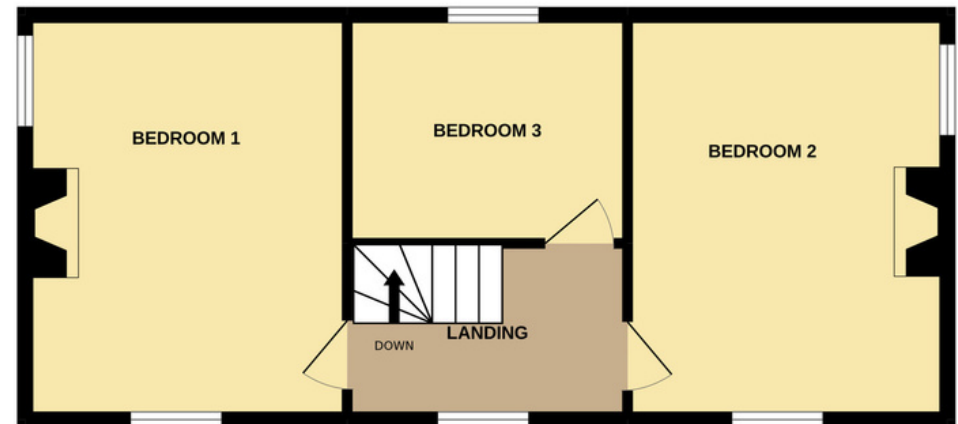


# Floorplan

GROUND FLOOR



1ST FLOOR



For more info on Stronsay please visit <https://www.orkney.com/explore/stronsay>

Although the property still requires decoration and a degree of upgrading, the seller has recently undertaken an amount of work to the property at quite a considerable cost.

**Services** – Mains services, Private Septic tank

**Council Tax**

Band B. This may be reassessed when the property is sold.

**Energy Performance Rating**

Band E

**Entry**

By arrangement.

**Fittings & fixtures**

All floor coverings, curtains and light fittings are included in the sale.

**Price**

Offers over £99,000

**Interested parties**

Please note your interest to Harcus Law.

**Offers**

Written offers should be submitted to Harcus Law

## Arrange a viewing


### Contact us

Harcus Law  
13 Bridge Street Kirkwall, Orkney  
KW15 1HR

Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **[enquiries@harcuslaw.co.uk](mailto:enquiries@harcuslaw.co.uk)**

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