

Coneyhall
Grimeston Road
Harray
KW17 2JT







Offers over £175,000

K. Allan Properties are delighted to bring this beautifully presented, newly renovated bungalow to the market. Coneyhall is a spacious detached property, which is situated on the West Mainland of Orkney. The property has uPVC double glazed windows and doors throughout and has the bonus of a spacious garden with a patio situated to the side of the property, allowing for alfresco dining and entertaining. The property comprises of 2 bedrooms, a spacious living room, kitchen / diner, bathroom, enclosed garden, concrete shed, and spacious driveway.

LIVING ROOM 4.4m x 4.1m The beautifully presented living room is positioned to the rear of the property. The triple aspect, south-facing windows, allow for maximising the daylight. The neutrally decorated living room features a vaulted ceiling with feature strip lights that are controllable via a remote dimmer. There is also a wood burning stove with a slate hearth and exposed flue. The room overlooks the garden, patio area and the driveway.

KITCHEN/DINER 3.4m x 4.2m Leading on from the living room you enter the kitchen / diner via a wide aperture, creating an open plan living space. A modern kitchen is positioned to the side of the property and comprises of a fully integrated light grey kitchen with grey work surface and splashback. Built in appliances include a fridge/freezer, washing machine, dishwasher, dual ovens (with one doubling up as a microwave), induction hob and cooker hood. The kitchen / diner is neutrally decorated with wood effect flooring and

benefits from two windows allowing in lots of natural light.

BEDROOM 1 3.3m x 3.3m Bedroom 1 is positioned centrally in the property. It is presented in neutral decor with spacious built-in wardrobes with a mirrored door finish.

BATHROOM 1.9m x 3.3m The immaculately presented bathroom has an impressive WOW factor. The white bathroom suite comprises of a large bath, wash hand basin with storage, w/c and an impressive shower (with wall jets).

BEDROOM 2 4.2m x 3.6m Bedroom 2 is the largest bedroom in the property. The vaulted ceilings continue to impress with dual aspect Velux windows along with a side elevated window. This spacious room is presented in neutral decor with built in wardrobes finished with mirror doors. There is plenty of space for freestanding furniture and a roof bracket for a TV which is remotely operated.

DRIVEWAY, GARDEN & SHED The garden is fully enclosed and mainly laid to lawn. The property benefits from a spacious outdoor entertaining area with a concrete patio, which I am told is a suntrap in the warmer months. The driveway is mainly concrete chips and there is a powered, concrete shed on the driveway currently used to store outdoor equipment and a chest freezer.

ADDITIONAL INFORMATION

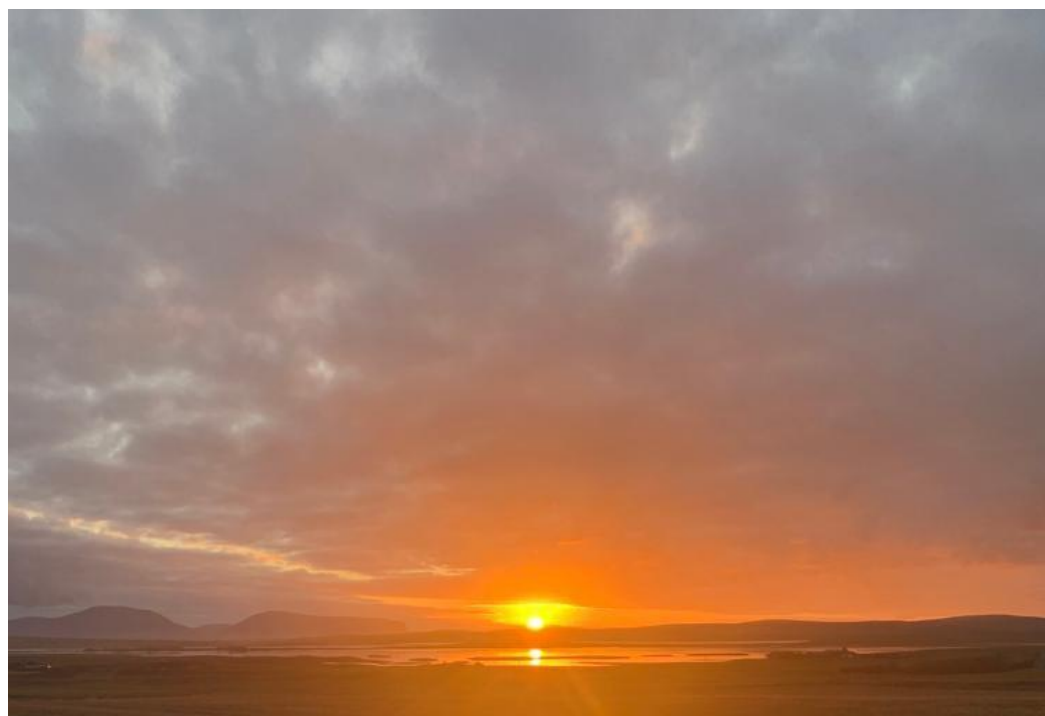
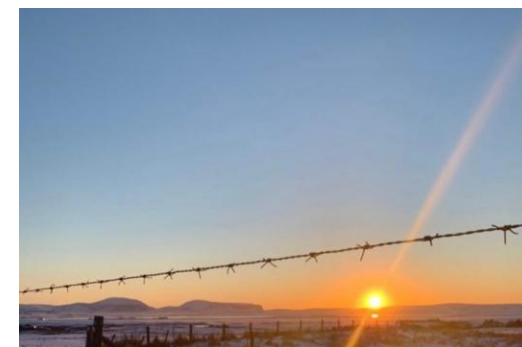
EPC - Band C

Council tax band - A

Off-road parking for several vehicles

Heating - Oil central heating

Floor space - 94.2 sqm





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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