



Burnhouse, St Margaret's Hope, Orkney, KW17 2TQ  
**FOR SALE – Offers over £260,000**



# Burnhouse, St Margaret's Hope, Orkney, KW17 2TQ

- Fabulous views towards the sea and over countryside
- Double glazed Upvc wood effect windows
- Floored attic with electricity & windows
- En-suite shower room to bedroom 1
- Built in wardrobes in all bedrooms
- Possibility of extending into loft space with appropriate consents
- Wooden internal doors
- Private Septic tank
- Generous garden grounds
- Oil fired central heating
- Driveway with ample parking

Burnhouse is a generous 3 bedroom detached property located on the outskirts of the quiet, sea side village of St Margaret's Hope, which is the third largest settlement in Orkney. It is set at the end of a quiet drive, offering a great degree of privacy. "The Hope" sits at the head of a sheltered bay at the northern end of South Ronaldsay, with a local ferry terminal that runs daily services to & from mainland Scotland. The property is an approximate 2 minute drive or a 15 minute footpath walk from the friendly village which is well served with a primary school, village shop and post office, café and pub, doctor's surgery, tennis and golf course. There are also hourly busses running to Kirkwall which is approximately 15 miles away and a school bus system to Kirkwall Grammar School. We recommend a viewing to see the stunning views and the full potential this lovely property has to offer.



## Entrance

Accessed through a UPVC, wood effect external door with privacy glazed panels. The entrance is fitted with tile flooring and gives access to the main hallway through a glass panel door.

## Hallway

The hallway is fitted with laminate flooring. Access to the loft via a loft hatch is located in the hallway and there is a large storage cupboard.

## Kitchen/Diner

Large open plan kitchen/diner, fitted with modern floor and wall mounted units, stainless steel sink and drainer, integrated ceramic hob with cooker below and a extractor hood above. The two large windows have fabulous sea views and allow natural light to flow through the room.

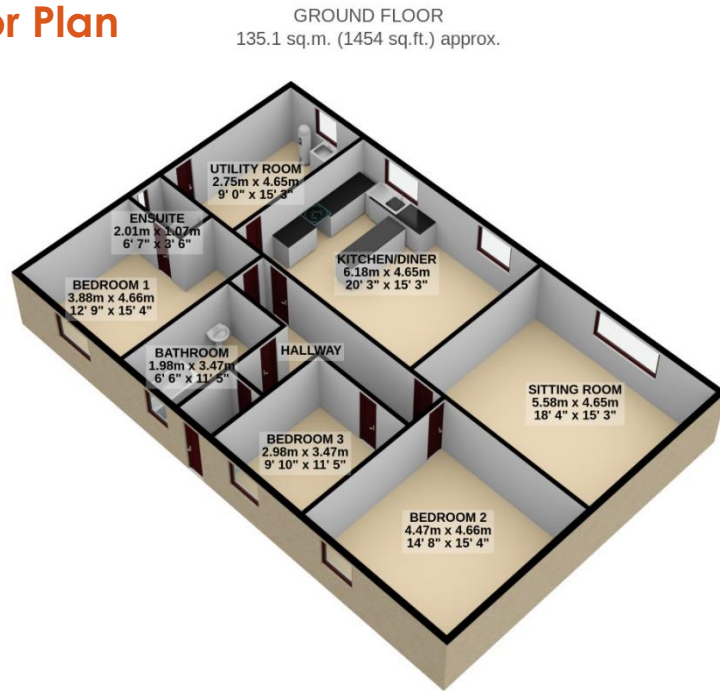
Laminate flooring continuing through from the hallway.

## Utility Room

Accessed from the kitchen with a built in, modern floor unit, stainless steel sink and drainer along with plumbing for a washing machine. The boiler is also house in the utility room and it is fitted with tile flooring. There is an external UPVC wood effect privacy glazed door, leading to the side of the property.



## Floor Plan



TOTAL FLOOR AREA : 135.0 sq.m. (1453 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## Sitting Room

Spacious sitting room, with laminate flooring and a large window to the rear of the property providing lots of natural light and fantastic sea views.

## Bathroom

Large bathroom fitted with tile flooring, part tiled walls, a privacy glazed window, bath, WC and wash hand basin.

## Bedroom 1

Double bedroom located to the front of the property. This room is fitted with a built in mirrored wardrobe. Radiator. Laminate flooring flows from the hallway.

## Bedroom 1 En-suite Shower Room

Shower cubicle with wet wall panelling, wash hand basin, WC, privacy glazed window, tiled flooring and walls tiled wall to half way.

## Bedroom 2

Front facing double bedroom with built in mirrored wardrobes. Radiator. Laminate flooring flows through from the hallway.

## Bedroom 3

Front facing single bedroom with built in mirrored wardrobes. Radiator. Laminate flooring flows through from the hallway.

## Outside

Generously sized garden grounds, which are mainly laid to lawn, surround the property. There is a driveway to the rear and side, which allows for ample parking. Steps leading to the front door of the property and a ramp leading to the side door. Septic tank is located at the rear, oil tank to the side and there is a useful outside tap fitted.



## COUNCIL TAX

The subjects are in Band D. The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered.

## SERVICES

Mains electricity and water. Private septic tank.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price.

## PRICE

Offers over £ 260,000 are invited.

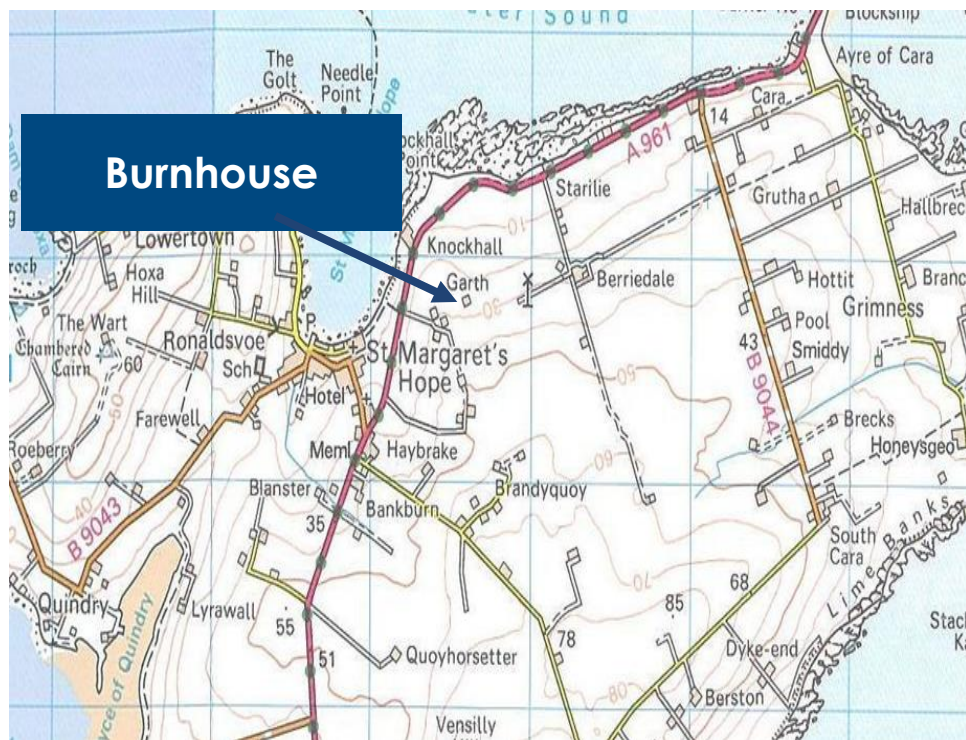
## VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

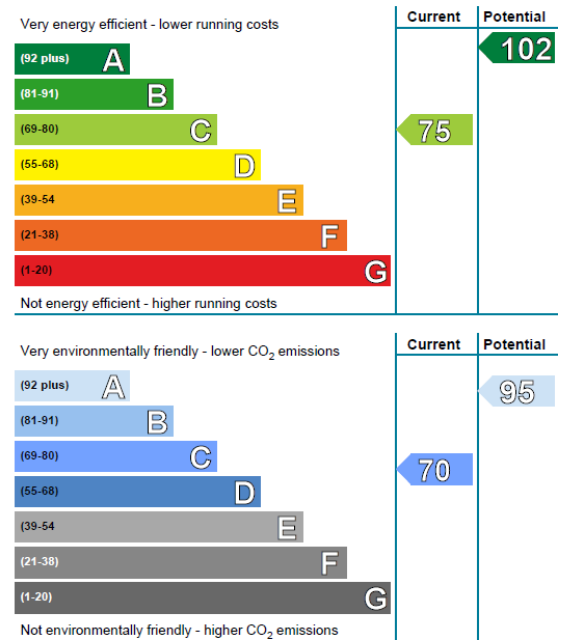
**Telephone:** 01856 872 216  
**Fax:** 01856 872 483

**Email:** [hello@dandh.co.uk](mailto:hello@dandh.co.uk)

**\*All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property on the 06 March 2020 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.