



Offers over £160,000

Eastaquoy
Houton, Orphir, KW17 2RD

Harcus.

Eastaquoy is a lovely three bedroom detached dwellinghouse with a large shed and garage.

Situated near the bay of Houton approximately a 10 minute drive from Stromness and a 15 minute drive from Kirkwall. Lovely views stretching across the bay and onwards to the Hoy Hills.

Accommodation comprises Living room, Kitchen, three Bedrooms and a Bathroom.



3 bedrooms



1 bathrooms



1 Public room





Living room

4.62m x 3.64m (15ft 1" x 11ft 11")

This welcoming living room has dual aspect windows. Open fireplace with a tiled hearth and surround providing a cosy feature focal point. Television point. Radiator.



Kitchen

2.40m x 2.87m (7ft 10" x 9ft 5") at most

The kitchen is fitted with a range of units at floor and eye level. Good run of worktops with a splashback. Integrated oven and hob with an extractor fan. Built in airing cupboard. Space for a fridge freezer. Window to the rear.

Entrance Porch

1.34m x 1.29m (4ft 4" x 4ft 2")

With two windows and vinyl flooring.

Hallway

2.42m x 0.97m + 1.54m x 0.83m

(7ft 11" x 3ft 2" + 5ft x 2ft 8")

Carpeted and with a window to the front. Telephone point. Radiator.

Bathroom

2.40m x 1.52m x (7ft 10" x 4ft 11")

Fitted with a white suite comprising of a shower over the bath, W.C. and a wash hand basin. Modesty glazed window. Heated towel rail.





Bedroom 1

4.62m x 3.26m (15ft 1" x 10ft 9")

This spacious bedroom is carpeted and has neutral décor with a warm feature wall. Windows to the front and to the rear. Ample space for freestanding bedroom furniture. Radiator.



Bedroom 2

3.26m x 1.65m (10ft 8" x 5ft 5")

This bedroom is carpeted and with neutral décor. Window overlooking the rear garden and onwards to the sea. Radiator.

Bedroom 3

2.96m x 2.41m (9ft 8" x 7ft 10")

With a window to the rear and one to the side. Carpeted and with neutral décor. Radiator.





Garage

6.20m x 3.87m (20ft 4" x 12ft 8")

Shed

6.72m x 4.05m (22ft x 13ft 3")

The garage has an up and over door. Both buildings have power and lighting. Plumbing for a washing machine in the shed.

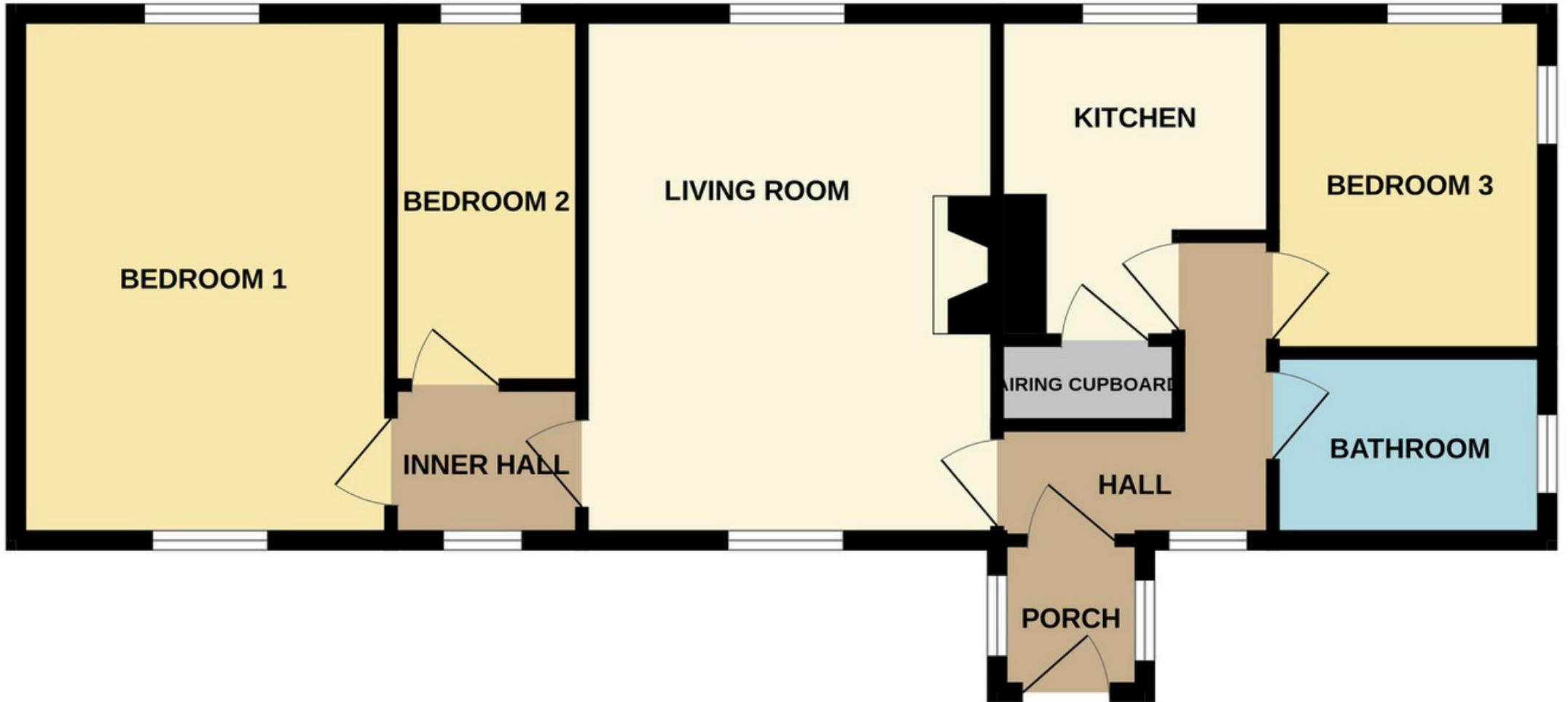


Outside

A large gravelled driveway to the front of the garage offering parking for several cars. The garden grounds are mainly laid to lawn with vegetable beds and some mature planting.



Floorplan



Estaquoy benefits from uPVC double glazed windows and electric heating.

Services - 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 £160,000

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



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