



ORKNEY PROPERTY CENTRE

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The Park, Lyness, Hoy KW16 3NY Offers over £135,000



Offered for sale is this charming and characterful detached two bedroom cottage together with a garage and an outbuilding set beside the shore of North Bay. Situated on the beautiful island of Hoy with excellent connections to the Mainland by regular roll-on roll-off ferries.

Amenities on the island include a primary school, swimming pool, post office, general store, hotels and a theatre.

Accommodation comprises Sun Porch, Kitchen, Shower room, Living Room, two Bedrooms, W.C. and an Attic room.

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Sun Porch

3.09m x 2.36m (10ft 02" x 7ft 09")

This sun porch enjoys the outlook over to the sea. Glazed to three sides with an external door leading out to the garden.

Hall

2.74m x 2.13m (9ft x 7ft)

The sun porch leads into the hall which offers access to the living room and the kitchen. There is a fixed staircase leading to the attic room. Under stair cupboard. Radiator.



Attic room

4m x 2.40m (13ft 02" x 7ft 11") approx



Living room

**4.50m x 3.05m + 2.22m + 1.81m
(14ft 09" x 10ft + 7ft 3" x 5ft 11")**

Welcoming living room with a multi-fuel stove set on a stone hearth providing a feature focal point. Alcove to the side of the fireplace. Carpeted with beams to the ceiling providing character. Television and a telephone point. Two radiators.





Kitchen

4.50m x 3.82m (14ft 09" x 12ft 06")

Fitted with units, worktop space, sink and drainer with a tiled splashback. Gas cooker connection. Washing machine, dishwasher and fridge freezer all included in the sale. Ample room for a table and chairs. Vinyl flooring, beams to the ceiling and a window to the front and one to the rear of the property. Radiator.



Shower room

2.36m x 1.69m (7ft 8" x 5ft 07")

Fitted with a shower cubicle and a wash hand basin. Window to the front of the property. Vinyl flooring.



W.C.

2.40m x 2.06m (7ft 11" x 6ft 09")

Fitted with a W.C. and wash hand basin. Ample space to install a bath. Tiled flooring. Modesty glazed window. Radiator.



Bedroom 1

3.34m x 3.09m (11ft x 10ft 02")

This double bedroom is neutrally decorated and has stripped wooden flooring and beams to the ceiling. Window to the side and a window to the front of the property. Radiator.



Bedroom 2

3.08m x 2.76m (10ft 01" x 9ft 01")

This double bedroom is carpeted and has neutral décor and beams to the ceiling. Window to the rear and one to the side. Radiator.





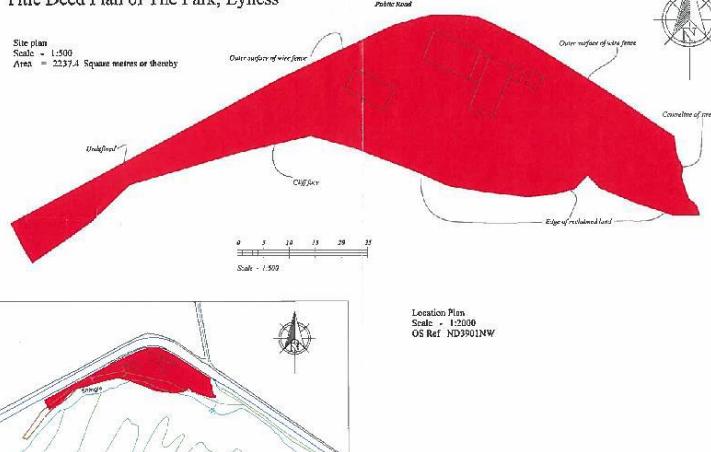
Garage

4.37m x 3m (14ft 04" x 9ft 10")

The garage has double wooden doors.



Title Deed Plan of The Park, Lyness



Outbuilding

8.17m x 3.87m (26ft 10" x 12ft 08")

The outbuilding has power, lighting and work benches. Flagstone flooring. Door to the front and double opening doors to the rear.



Driveway to the side of the property with ample parking space. The garden grounds, mainly laid to grass, wrap around the property with a wide abundance of trees and shrubs and has direct access to the shore.



General Notes – Mains water, Private Septic Tank, Telephone

- **Council Tax** – Band A. This may be re-assessed when the property is sold.
- **Energy Performance Rating** – Band E
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property.
- **Entry** – By Arrangement
- **Fittings & fixtures** - All floor coverings, light fittings, curtains, washing machine, dishwasher and fridge freezer are included in the sale.
- **Price** – Offers over £135,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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