

# ORKNEY PROPERTY CENTRE

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## 18 St Colms Quadrant, Longhope, Hoy, KW16 3PH Offers over £25,000



This three bedroom semi-detached bungalow is situated in the village of Longhope on the picturesque island of Hoy.

Accommodation comprises Hallway, Living room, Kitchen, three Bedrooms and a Shower room.

The property has been fire damaged and requires considerable refurbishment and is not fit for habitation in it's current condition.

## **Entrance Porch 1.71m x 1.60m (5ft 7" x 5ft 3")**

### **Hallway**

The hallway has two cupboards and a radiator.



### **Living room**

**4.86m x 4.14m (15ft 11" x 13ft 7")**

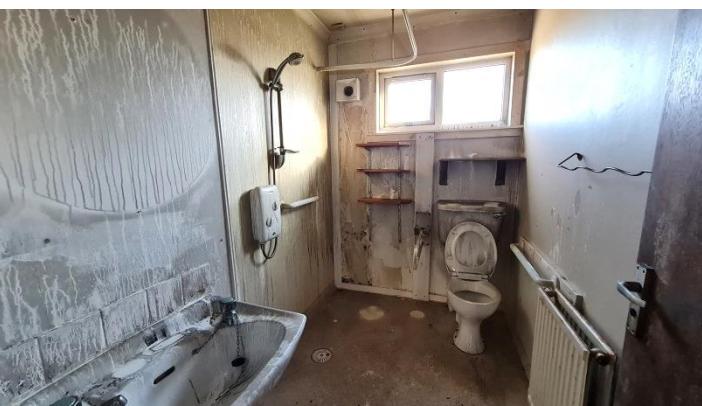
Large window to the front that has been boarded up but would offer views to the bay and allow a lovely flow of natural light. Closed fire with tiled surround. Two radiators.



### **Kitchen**

**3.81m x 2.38m (12ft 6" x 7ft 9")**

Fitted with a range of units at floor and eye level with a run of worktops. Cooker point with an extractor hood and plumbing for a washing machine. Space for a fridge freezer. Radiator.



### **Shower room**

**2.50m x 1.58m (8ft 2" x 5ft 2")**

Fitted with a wet style shower, W.C. and a wash hand basin. Extractor fan. High level modesty glazed window. Radiator.



### Bedroom 1

**4.32m x 2.72m (14ft 2" x 8ft 11")**

This double bedroom is situated to the rear of the property. Built-in wardrobe with hanging rail and shelving. Airing cupboard. Radiator.

### Bedroom 2

**3.60m x 2.63m (11ft 9" x 8ft 7")**

This double bedroom enjoys the outlook to the front of the property. Built-in wardrobe providing storage. Radiator.



### Bedroom 3

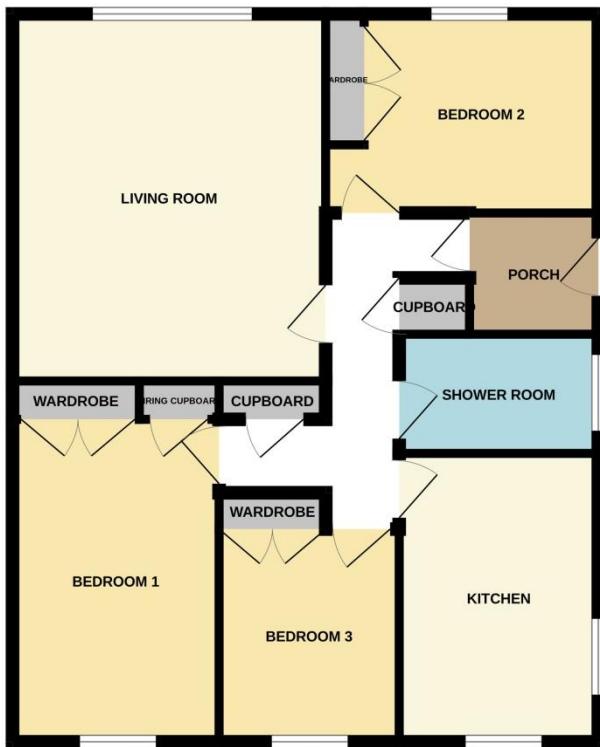
**2.80m x 2.51m (9ft 2" x 8ft 2")**

This bedroom has a window overlooking the rear garden. Built-in wardrobe. Radiator.



### Outside

A pathway leads to the property with garden ground to the front extending around to the spacious rear garden, laid to lawn with a washing line. Lovely views to the bay. There is a stone shed situated to the side of the property.



## Services

Mains Services, PV panels fitted to the roof

## •General Notes –

### •Council Tax – Band A.

This may be re-assessed when the property is sold.



### •Viewing arrangements – Please contact Orkney Property Centre to view the property.

### •Entry – By Arrangement

### •Price – Offers over £25,000

### •Interested parties – Please note your interest to Orkney Property Centre

### •Offers - Written offers should be submitted to Orkney Property Centre

Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of February 2023. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.