



Offers in the region of £125,000

Lea Craig  
Flotta, KW16 3NP

Harcus.





**Offered for sale is this spacious four bedroom bungalow with a detached garage and an outbuilding set in 1 acre of land.**

Lea Craig is in a lovely rural location and enjoys wonderful sea views to Pan Bay to the north and Pentland Firth to the south. Situated on the quiet eastern side of the picturesque island of Flotta, providing a haven for the abundance of birdlife in the surrounding fields.

Excellent connections to Hoy and Orkney Mainland by a regular roll-on roll-off ferry service.

Accommodation comprises of Entrance Vestibule, Hallway, Living room, Kitchen/Diner, Utility room, Rear Vestibule, Bathroom and four Bedrooms.



**4 bedrooms**



**1 bathroom**



**1 Public room**

### Entrance vestibule

1.80m x 1.44m (5ft 10" x 4ft 8")

With laminate flooring and an inner glazed door.

### Hallway

Shelved cupboard along with a cloak cupboard and an airing cupboard. Access to the attic space.

Radiator and a storage heater.

### Utility room

2.21m x 1.13m (7ft 3" x 3ft 8")

Plumbed for a washing machine and space for a drier.

### Rear porch

1.70m x 1.44m (5ft 6" x 4ft 8")

With vinyl flooring and a glazed door to the rear garden.



Hallway



Utility room



Rear Vestibule

## Living room

5.29m x 3.62m (17ft 4" x 11ft 10")

Beautiful bright room with two large windows allowing a lovely flow of natural light and enjoying the sea views on offer to the Pentland Firth. Multi-fuel stove inset on a stone hearth with a wood surround providing a cosy focal point. Television point. Storage heater.



Living room



### Kitchen/Diner

5.76m x 2.75m (18ft 10" x 9ft)

Fitted with floor and eye level units and a good run of worktop space. Cooker point and space for a fridge. The dining area has ample room for a table and chairs. Storage heater.





### Bedroom 1

3.68m x 3.35m (12ft x 10ft 11")

Double bedroom situated to the front of the property. Carpeted with warm neutral décor. Built-in wardrobe and a shelved cupboard. Radiator.



Bedroom 1



Bedroom 2

### Bedroom 3

3.30m x 3.21m (10ft 9" x 10ft 6")

This double bedroom to the rear is carpeted and with warm neutral decor. Built-in wardrobe and a shelved cupboard. Radiator.



Bedroom 3

### Bedroom 4

3.21m x 2.42m (10ft 6" x 7ft 11")

This bedroom is currently utilised as a craft room. Carpeted and with views over the rear garden. Built-in shelved cupboard. Radiator.



Bedroom 4

### Bathroom

2.53m x 1.69m (8ft 3" x 5ft 6")

Fitted with a shower over the bath, W.C. and a wash hand basin. Vinyl flooring and tiling to the walls. Modesty glazed window to the rear. Radiator.



Bathroom

**Garage**

8.30m x 4.24m (27ft 2" x 13ft 10")

With an electric up and over door, power and lighting.

**Outbuilding**

4.65m x 3.76m (15ft 3" x 12ft 4")

Situated in the corner of the paddock, this former byre offers additional outside storage. Wind and water tight with power and a water connection (water currently disconnected).

A driveway leads to the property with ample parking. The garden grounds wrap around the property with a copse of mature bushes to the rear. A paddock sits to the rear and side garden with the whole boundary extending to approximately 1 acre. Spectacular views over the island and sea views to Pentland Firth to the south and Pan Bay to the north.



Floorplan



Lea Craig has uPVC double glazed windows & external doors and solid fuel heating along with electric storage heaters.

## Services

Mains services, Private Septic tank

### Council Tax

Band C. This may be reassessed when the property is sold.

### Energy Performance Rating

Band D

### Entry

By arrangement.

### Fittings & fixtures

All floor coverings, curtains and light fittings are included in the sale. Most other items may be available by negotiation.

### Price

Offers in the region of £125,000

### Interested parties

Please note your interest to Harcus Law.

### Offers

Written offers should be submitted to Harcus Law





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## 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

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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