



Offers over £210,000

Ingemarr
Northside, Birsay, KW17 2LU

Harcus.



Deceptively spacious two bedroom bungalow situated in a large plot with views to the sea. Enjoying a fantastic location, a short walk from the picturesque village of Palace, Birsay with the magnificent extensive remains of the Earl's Palace, beautiful beaches of Birsay Bay, and the Brough of Birsay, a tidal island with Pictish and Viking settlements accessed by a causeway at low tide.

Accommodation comprises of Entrance Vestibule, Hallway, Living room, Kitchen, Bathroom and two Bedrooms.



2 bedrooms



1 bathrooms



1 Public room

Living room

5.51m x 5.35m (18ft x 17ft 6")

Beautifully bright room with windows to three sides allowing a lovely flow of natural light. Electric fireplace with a decorative surround providing a cosy feature focal point. Vinyl flooring and with neutral decor and an elegant feature wall. Television and a telephone point.



Living room

Entrance vestibule

3.36m x 1.94m (11ft x 6ft 4")

With a window to the front and side. Inner door to the hallway.

Hallway

4.71m x 1.21m (15ft 5" x 3ft 11")

The hallway has vinyl flooring and a window to the front.

Bathroom

3m x 1.78m (9ft 11" x 5ft 10")

Comprising of a shower over the bath, W.C. and a wash hand basin. Modesty glazed window to the front. Built-in shelved cupboard. Heated towel rail.





Kitchen

3.36m x 3.33m (11ft x 10ft 11")

Fitted with floor and eye level units and a good run of worktop space with a tiled splashback. Integrated oven, hob and an extractor fan. Plumbed for a dishwasher and a washing machine and space for a fridge freezer. Built-in cupboard. Glazed double doors to the living room and an external door to the side.





Bedroom 1

4.07m x 3.06m (13ft 4" x 10ft)

Double bedroom situated to the rear of the property with vinyl flooring and neutral décor. Excellent storage in the form of built-in wardrobes with hanging rails, shelving and mirror doors running the length of the room.



Bedroom 2

3.49m x 4.01m (13ft 1" x 11ft 5")

This spacious double bedroom looks out to the rear of the property. With a built-in wardrobe with hanging rails, shelving and a mirror door. Vinyl flooring and chic decor.





Driveway leading to the front of the property with parking to the side of the property. To the front is a paddock, and to the rear the garden is laid to lawn and has a sheltered chipped seating area, ideal for alfresco dining and relaxation.

This property offers views to the sea. Idyllically situated a stones throw from the beach and a short walk to the wonderful archaeological island of the Brough of Birsay.



Ingemarr has air to water underfloor heating and uPVC double glazed windows.

Services

Mains services, Private Septic tank

Council Tax

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

Energy Performance Rating

Band C

Entry

By arrangement.

Fittings & fixtures

All floor coverings, blinds and light fittings are included in the sale.

Price

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Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Floorplan





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 **01856 877 866**

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