

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

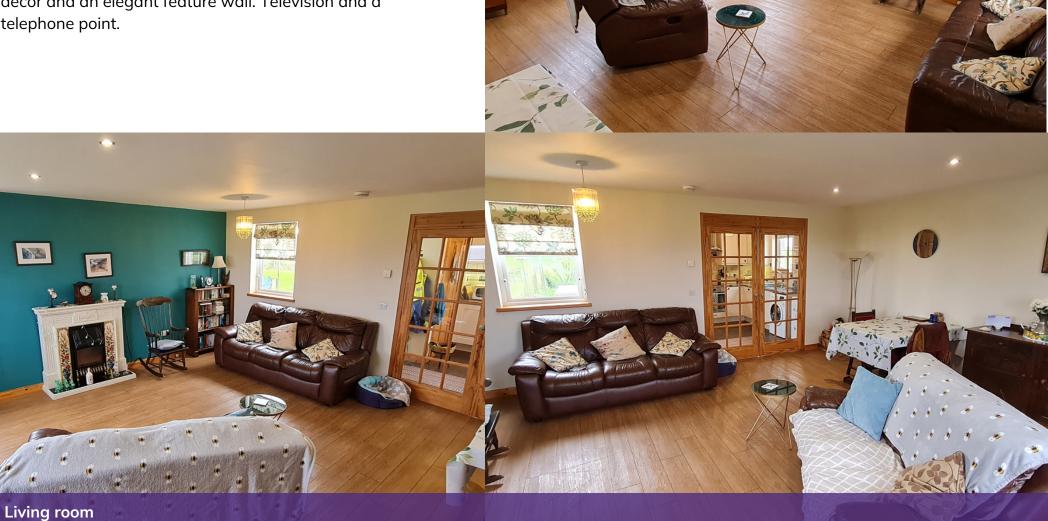


1 Public room

# 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.



### **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 mirrror 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 Perfromance Rating**Band C

### **Entry**

By arrangement.

## **Fittings & fixtures**

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

### Price

Offers over £210,000

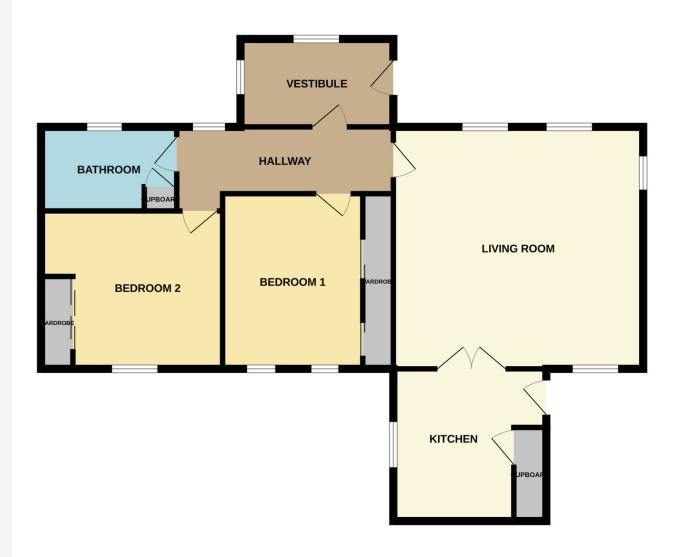
# **Interested parties**

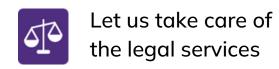
Please note your interest to Harcus Law.

### Offers

Written offers should be submitted to Harcus Law

# Floorplan





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#### 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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