



Offers over £260,000

Merlehaven  
Herston, South Ronaldsay, KW17 2RH


Harcus.



Offered for sale is this three bedroom detached bungalow with a large garage/workshop situated in a beautiful, tranquil setting near the southern shore of Widewall Bay.

Accommodation comprises of Entrance Vestibule, Hallway, Lounge, Kitchen, Dining/Living room, Bathroom and three double Bedrooms.

 3 bedrooms

 1 bathroom

 2 Public room



### Porch

1.72m x 1.25m (5ft 7" x 4ft 1")

With parquet flooring extending into the hallway.

### Hallway

2.22m x 1.71m + 6.78m x 1.04m

(7ft 3" x 5ft 7" + 22ft 2" x 3ft 4")

Hatch to the attic. Radiator.

### Lounge

4.54m x 4.02m (14ft 10" x 13ft 2")

This spacious room has tasteful decor and neutral carpeting. Lovely flow of light from the large window to the front of the property. Television point. Radiator.





## Kitchen

4.90m x 3.28m (16ft x 10ft 9") at most

Fitted with floor and eye level units and an excellent run of worktop space with a tiled splashback. Oil fired Rayburn (no warranty is provided as to whether this is currently functional). Gas hob. Plumbed for a washing machine and space for an under counter fridge and a freezer. Laminate flooring and a window to the front and to the side.





### **Dining/Living room**

3.78m x 3.16m (12ft 4" x 10ft 4")

Ample space for a table and chairs providing family eating and entertaining. Carpeted and with a window to the front of the property. Television and a telephone point. Radiator.





### **Bedroom 1**

4.18m x 3.05m (13ft 8" x 10ft)

This double bedroom has excellent storage in the form of built-in wardrobes, cupboards and drawers running the full length of the room. Window to the rear. Radiator.



## Bedroom 2

3.21m x 2.82m (10ft 6" x 9ft 3")

This double bedroom looks out to the rear of the property. Carpeted and with co-ordinating decor. Built-in wardrobe with hanging rails and shelving. Radiator.





## Bathroom

3.21m x 1.95m (10ft 6" x 6ft 4")

Well appointed bathroom comprising of a bath, separate shower enclosure, W.C. and a wash hand basin. Modesty glazed window to the rear. Heated towel rail. Fan heater.



## Bedroom 3

3.21m x 3.13m (10ft 6" x 10ft 3")

This double bedroom has a window to the rear. Neutral decor and carpeting. Built-in wardrobe with hanging rail and shelving. Radiator. Fan heater.





### **Garage/Workshop**

6.36m x 6.12m + 6.36m x 6.07m  
(20ft 10" x 20ft + 20ft 10" x 19ft 11")

The garage has two wooden vehicular doors and an inspection pit. Steps and a sliding door lead to the workshop. Power and lighting.



To the front of the property the garden is mainly laid to lawn with mature shrubs and bushes bordering. A sunken gravelled area offers a particularly sheltered spot. To the upper side of the property is an area which has been used as a vegetable garden along with cold frames and a polytunnel structure. A path runs around the house. A small garden to the rear and side.



Merlehaven has uPVC double glazed windows and oil central heating. Please note that the central heating system has not been in operation since Summer 2022. No guarantee is given that it is still functional and it may need to be upgraded or replaced.

## Floorplan

### Services

Mains services, Septic tank.

### Council Tax

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

### Energy Performance Rating

Band E.

### Entry

By arrangement.

### Fittings & fixtures

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

### Price

Offers over £260,000.

### 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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