



Offers over £75,000

Exchange Cottage,
Orphir, KW17 2RD

Harcus.



For sale is this one-bedroom dwelling located on approximately 1,086 square metres of land. With the necessary permissions, the property could be ideal for redevelopment. It is conveniently situated near Houton Bay, just a 10-minute drive from Stromness and a 15-minute drive from Kirkwall, offering stunning uninterrupted views over Scapa Flow.

The accommodation features a living room, kitchen, bedroom, and bathroom.

Please note the property is unsuitable for mortgage purposes.

 1 bedrooms

 1 bathroom

 1 public room

Entrance Vestibule

1.63m x 1.22m (5ft 4" x 4ft)

Living room

4.54m x 4.24m (15ft x 13ft 10")

Window to the front and one to the rear. Fireplace.

Kitchen

2.83m x 2.21m (9ft 3" x 7ft 3")

Floor and eye level units. Window to the side.

Bedroom

4.09m x 2.83m (13ft 5" x 9ft 3")

With a window to the front and one to the side. Fireplace.

Bathroom

1.87m x 1.36m (6ft 1" x 4ft 5")

Fitted with a bath, wash hand basin and a W.C.

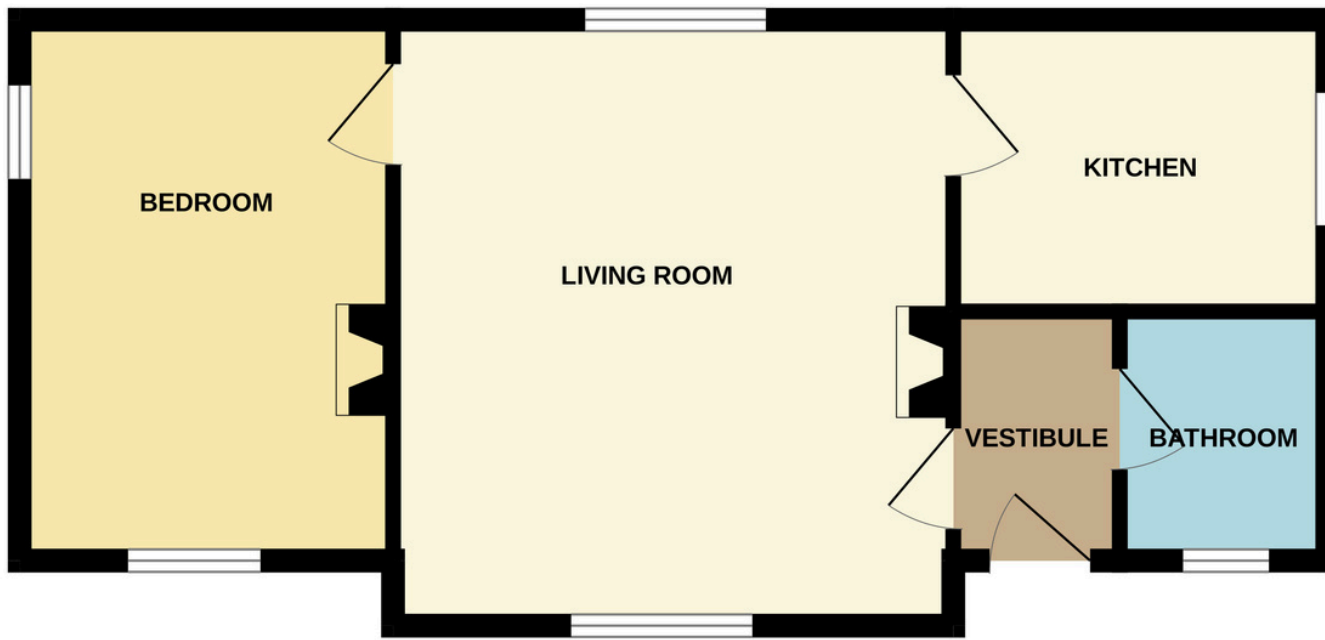




Sited on a spacious plot extending to approximately 1,086 square metres, this property includes an attached stone outbuilding along with a large wooden shed, a former garage and three smaller wooden sheds.







Floorplan

Vestibule

1.63m x 1.22m (5ft 4" x 4ft)

Living room

4.58m x 4.24m (15ft x 13ft 10")

Kitchen

2.83m x 2.21m (9ft 3" x 7ft 3")

Bedroom

4.09m x 2.83m (13ft 5" x 9ft 3")

Bathroom

1.87m x 1.36m (6ft 1" x 4ft 5")



Services – mains electricity and water

Council Tax

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

Energy Performance Rating

Band G.

Entry

By arrangement.

Fittings & fixtures

Sold as seen

Price

Offers over £75,000

Interested parties

Please note your interest to Harcus Law.

Offers


Written offers should be submitted to Harcus Law


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**

Harcus Property 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 October 2024. All measurements are approximate sizes only. Harcus Property 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.