



PROPERTY

Barnside Cottage, Stenness, Orkney, KW16 3HH



Well-presented quirky stone built 2 bedroom semi-detached property. Situated in a quiet beautiful setting in Stenness, enjoying views over neighboring farmland.

Barnside Cottage benefits from electric heating and UPVC double glazed windows and doors.

This property is in walk in condition with tasteful neutral décor throughout.

Outside there is a large garage to the side of the property. Parking to the front and side of the Cottage. A garden mainly laid to lawn with a drying line, mature bushes and shrubs.

Accommodation comprises of entrance porch, kitchen/lounge, boiler cupboard, bedrooms 1 and 2, bathroom and ensuite.

This property would ideally suit first time buyers.

Offers over £145,000

Accommodation

Entrance Porch:

Exterior door, tiled floor, coat hooks, door to kitchen/lounge.

Kitchen/Lounge:

Vinyl flooring, window, radiator, kitchen units with worktops above, stainless steel sink and drainer, Gorenje oven, hob and extractor fan. Lamona fridge, built in microwave, space for table and chairs, phone and tv point, opening to hall.

Hall:

Vinyl flooring, radiator, velux, cupboard with meter, door to boiler cupboard, bathroom, bedrooms 1 and 2.

Boiler Cupboard:

Electric boiler and Tempest hot water tank.

Bedroom 2:

Carpet, window, radiator and phone point.

Bathroom:

Vinyl flooring, velux, radiator, bath with shower above, WC, and WHB

Bedroom 1:

Carpet, window, radiator, phone point door to Ensuite.

Ensuite:

Vinyl flooring, velux, heated towel radiator, WC, WHB and corner shower.

Outside**Garage:**

29' 06" x 14' 07"

Wooden outer door, concrete floor, work bench, power and light.



Kitchen/Lounge



Kitchen/Lounge

Photographs



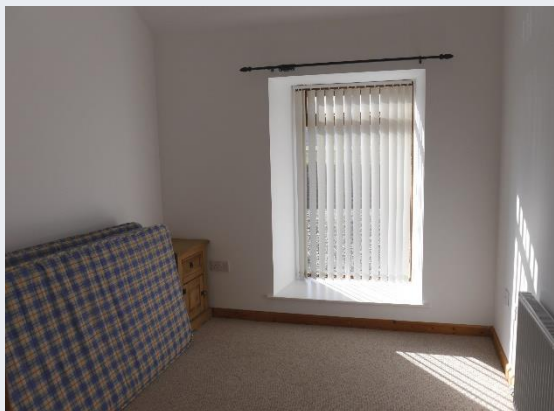
Kitchen/Lounge



Kitchen/Lounge



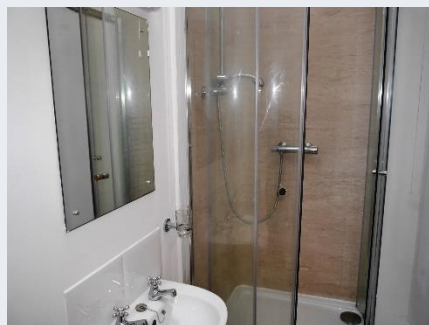
Bedroom 1



Bedroom 2



Boiler Room



Ensuite



Bathroom



Hall

Photographs



Cottage



Cottage & Garage



Drive



Garden



Garden

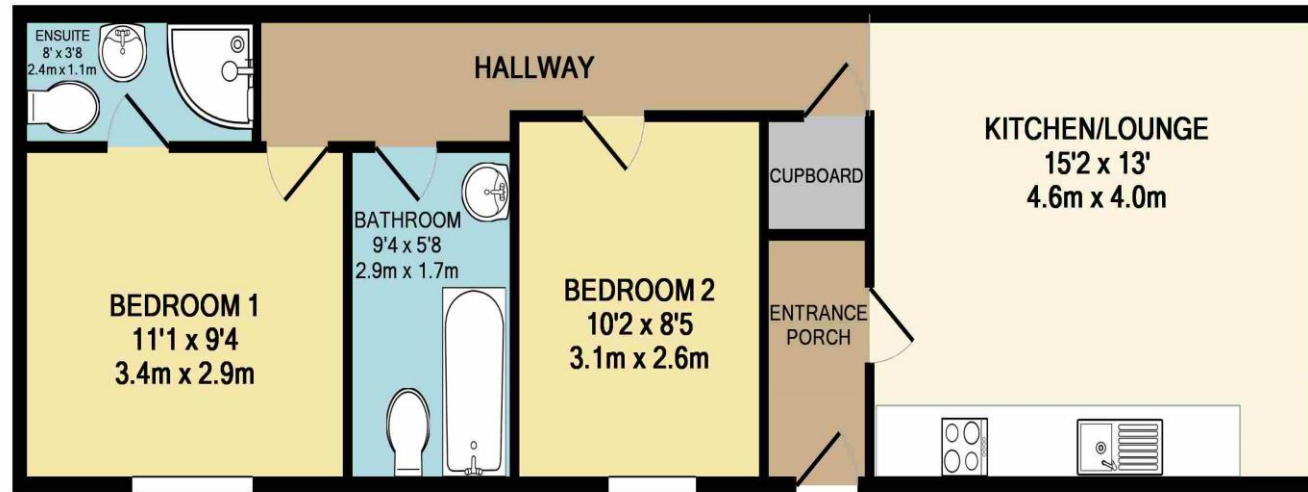


Garage



View

Floor plans



TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COUNCIL TAX

The subjects are in Band B. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band C(77).

SERVICES

Mains services, telephone and shared septic tank.

FIXTURES AND FITTINGS

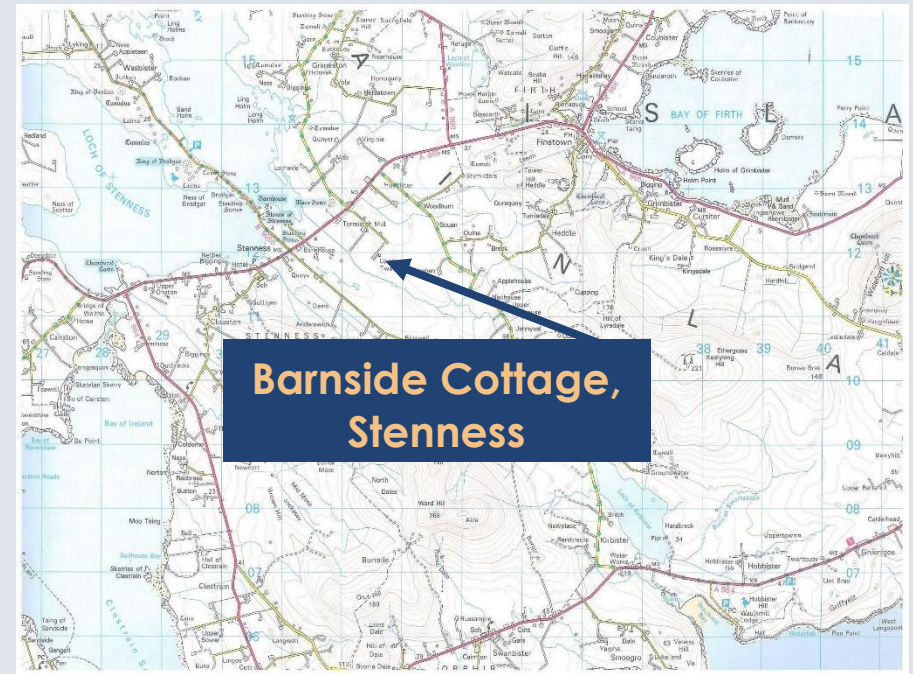
Carpets, floor coverings and white goods are included in the sale price.

VIEWING

For an appointment to view telephone d and h on (01856) 872216.

PRICE

Offers over £145,000 are invited.



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NOTES - These particulars have been prepared following an inspection of the property on the 5 March 2019 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date

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