

**FOR SALE**

**Kirkgate & Blackhamar,  
Rousay,  
Orkney,  
KW17 2PS**



**Offers Over  
£140,000**



# About The Property

## LOCATION

A unique opportunity to purchase the two properties of Kirkgate and Blackhamar on the rural island of Rousay with land extending to approximately 40 acres. Rousay is one of Orkney's inner isles and is connected to Orkney Mainland by a regular roll on – roll off ferry service.

## ACCOMMODATION

The property of Kirkgate and its associated land, extending to approximately 28 acres, is crofted with accommodation comprising sitting room, study, bedroom, kitchen and separate detached building housing the bathroom. Externally there is a timber studio and greenhouse.

Blackhamar accommodation comprises sitting room, bedroom, kitchen and separate detached building housing the bathroom. Externally there is a large workshop, a number of sheds, boating pond between the two properties and land extending to approximately 12 acres.

## DESCRIPTION

Both properties are in need of modernisation with:-

- Single glazed timber windows
- Combination of solid fuel and electric storage heating
- Bathrooms to both properties with bath, wash hand basin & W.C
- Boating pond, timber studio & workshop
- 2 hosted wind turbines providing free electricity

Kirkgate



Blackhamar



# Internal Photographs

Kirkgate Sitting Room



Blackhamar Sitting Room



Kirkgate Kitchen



Blackhamar Kitchen



# External Photographs

Boating Pond



Kirkgate

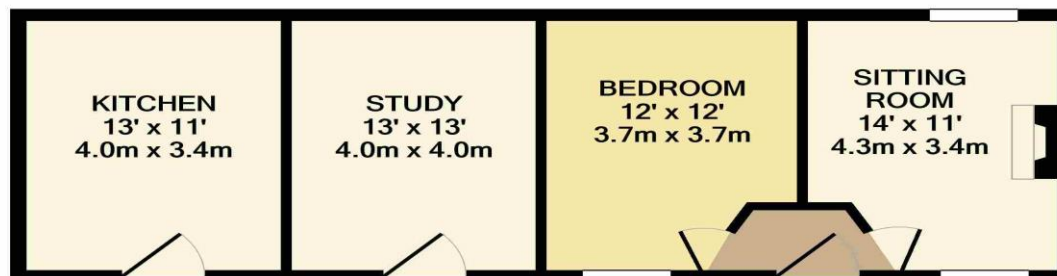
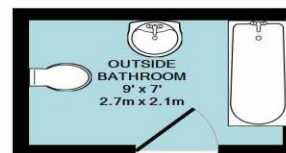
Studio



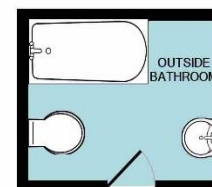
View

# Floor Plans

## Kirkgate:



## Blackhamar:



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 both in Band A. 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

Kirkgate band F (21). Blackhamar band F (37).

## SERVICES

Mains electricity, telephone, private water supply & septic tank.

## FIXTURES AND FITTINGS

There are no fixtures and fittings included in the sale price. Items within the property may be available by separate negotiation.

## PRICE

Offers over £140,000 are invited.

## VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01856 872 216

**Fax:** 01856 872 483

**Email:** [enquiries@dandhlaw.co.uk](mailto:enquiries@dandhlaw.co.uk)

NOTES - These particulars have been prepared following inspection of the property on the 11 September 2019 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. 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. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.



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