

FOR SALE

East Heddle

Firth

Orkney

KW17 2JX



Offers Over
£350,000

About The Property

LOCATION

The property is situated in the rural parish of Firth, just outside Finstown, which is approximately 7 miles from Kirkwall and 9 miles to Stromness.

ACCOMMODATION

Accommodation comprises of front porch, sitting room, bedroom 1 with en-suite, bedroom 2, hallway with 3 steps leading down to bedroom 3, bathroom, kitchen & side porch.

DESCRIPTION

East Heddle is a beautifully renovated traditional Orkney croft with:-

- Hand made hardwood sash & case double glazed windows
- Ground source heat pump to underfloor heating
- Flagstone flooring throughout
- Kitchen with gas cooker and sink
- En-Suite – shower cubicle, wash hand basin & W.C
- Bathroom – bath with shower over, wash hand basin & W.C
- Lime rendered external walls
- Turf roof & copper gutters
- Several outbuildings
- Rear patio area and land to front of property
- Large chipped parking area
- Wooded area with burn
- The site extends to c.2.2 acres

The property provides a unique opportunity to escape the constraints of city life and offers a truly idyllic rural lifestyle. East Heddle has previously been run as a successful self-catering holiday let.

Sitting Room



Kitchen



Internal Photographs

Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

External Photographs

Aerial Image



Rear Patio

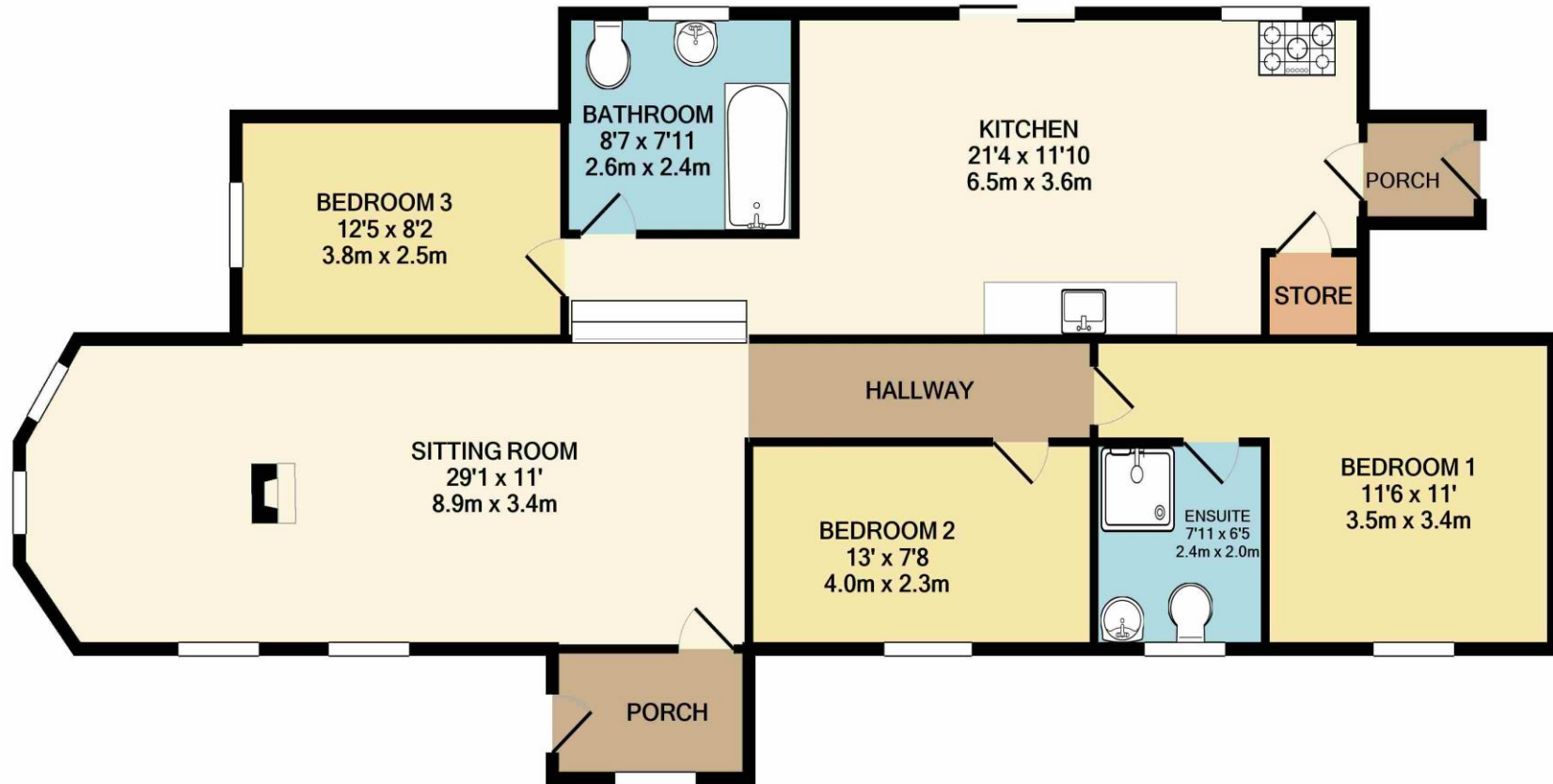


Side of Property



Rear View

Floor Plan



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
Made with Metropix ©2020

COUNCIL TAX

The Council Tax Band will be re-assessed by the Orkney and Shetland Joint Board when the property is sold. The property is currently rated for Business Rates with a Rateable Value of £2,400.

ENERGY PERFORMANCE RATING

The property has an energy rating of band C (70).

SERVICES

Mains electricity, water & telephone.
Private septic tank which is located on neighbouring land

FIXTURES AND FITTINGS

The property is available fully furnished by separate negotiation.

PRICE

Offers over £350,000 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

NOTES - These particulars have been prepared following inspection of the property on the 24 June 2020 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.



© OpenStreetMap contributors – www.openstreetmap.org
This map is made available under the Open Database Licence

d and h,
56A Albert Street,
Kirkwall,
Orkney,
KW15 1HQ



www.dandhlaw.co.uk