



9 Balfour Village, Shapinsay, Orkney, KW17 2DX

TO LET - £500 Per calendar month



9 Balfour Village

Shapinsay, Orkney, KW17 2DX

- Semi-detached "C" listed property
- Newly modernised throughout to a high standard
- Heat pump to radiator central heating
- Front garden with sea views
- Affordable & spacious family home
- Double glazed windows
- Rear enclosed yard
- Landlord Registration - 1395194/330/31032

The property is situated in the picturesque Balfour Village Conservation Area on the popular inner island of Shapinsay, with a population of around 300. Shapinsay offers a rural island lifestyle with the benefit of a regular ferry service to Kirkwall with an approximate journey time of 25 minutes.

Local amenities include Shapinsay Community School (Nursery to Primary 7), doctors surgery, Healthy Living Centre, Community Centre and well stocked local shop. There is an excellent community spirit on Shapinsay with a range of local events / activities to engage in.

9 Balfour Village is owned by Shapinsay Development Trust as part of the islands initiative to provide affordable family housing to assist with the development of a sustainable island community. Priorities of the project include increasing the school roll and a contribution to the economic development of the island.



Ground Floor:

Vestibule

Entrance door, vinyl flooring & storage cupboard

Sitting Room 1

Situated at the front of the property with window, radiator, carpet & under stair storage

Kitchen

Newly fitted kitchen with built in units including dishwasher, stainless steel sink, window & vinyl flooring

Dining Area

Open plan to kitchen with window, radiator, vinyl flooring & storage cupboard

Sitting Room 2

Positioned to rear of property with external door to rear yard, radiator & carpet

Rear Hallway

External door to rear yard, vinyl flooring & storage cupboard

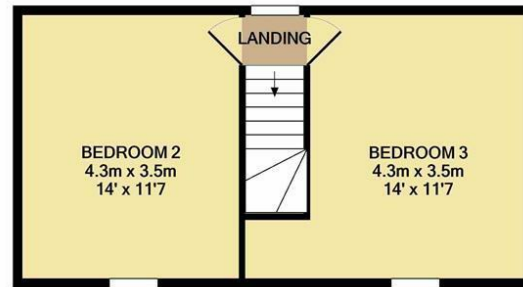
Bathroom

Newly fitted bathroom with bath, shower cubicle, wash hand basin, W.C, window, heated towel rail & vinyl flooring

Floor Plan



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

Bedroom 1

Double bedroom positioned to front of property with window, radiator, carpet & built in wardrobe

First Floor:

Bedroom 2

Large double bedroom with window, carpet & radiator

Bedroom 3

Large double bedroom with window, carpet & radiator

Additional Information:

Enclosed rear yard

Front garden extending to foreshore with excellent sea views

Mains electricity, water & drainage

Council Tax Band B

Applications are sought from families that align with the Shapinsay Development Trust community priorities - further information available on request



Tenancy Agreement

The property is available to rent by way of a Private Residential Tenancy Agreement. Interested parties will be required to complete an application form and referencing. No pets or smoking without the landlords prior written consent.

Rent

£500 Per calendar month, payable monthly in advance.

Deposit

A deposit of £500 is required.

Furnishings

Part Furnished to include electric oven / hob, fridge / freezer, washing machine, tumble dryer & built in dishwasher.

Utilities

The tenant is responsible for paying all utility costs & council tax.

Viewing

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

Branch: d and h Property
56a Albert Street, Kirkwall, Orkney, KW15 1HQ

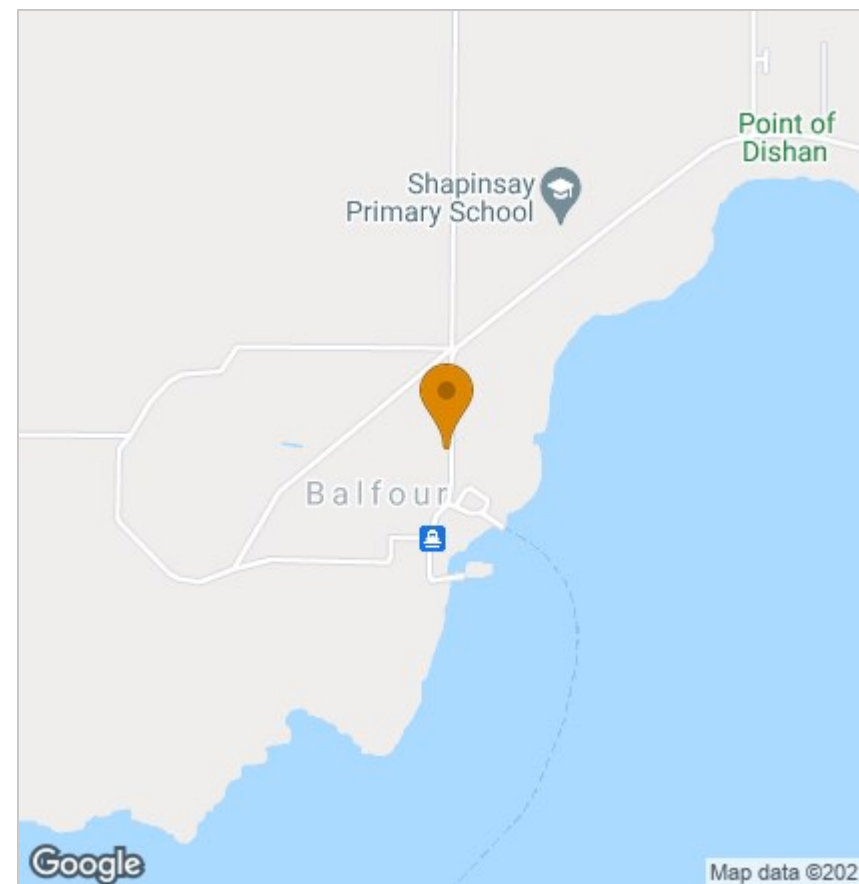
Telephone: 01856 872 216

Email: enquiries@dandhproperty.co.uk



www.dandhlaw.co.uk/property

Letting Agent Registration - LARN2006004



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	86
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	76	88
Scotland	EU Directive 2002/91/EC	

NOTES - These particulars have been prepared following inspection of the property 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.

13th May 2021