



Schoolhouse, Balfour, Shapinsay, Orkney, KW17 2DY

TO LET - £525 Per calendar month



Schoolhouse, Balfour

Shapinsay, Orkney, KW17 2DY

- Detached bungalow with garage
- Available August 2021
- Large garden
- Council tax - Band C
- Application Closing Date - 5pm Friday 9th July
- Currently undergoing modernisation throughout
- Affordable & spacious family home
- Sea views to front of property
- Landlord Registration - 1395194/330/31032

The property is situated in the picturesque Balfour Village 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.

Schoolhouse 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.

The property is currently undergoing extensive modernisation and will be finished to a high standard throughout. The works are scheduled to be finished in the coming weeks with the property ready to occupy by August 2021.



Indicative Floor Plan



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



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

£525 Per calendar month, payable monthly in advance

Deposit

A deposit of £525 is required

Furnishings

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

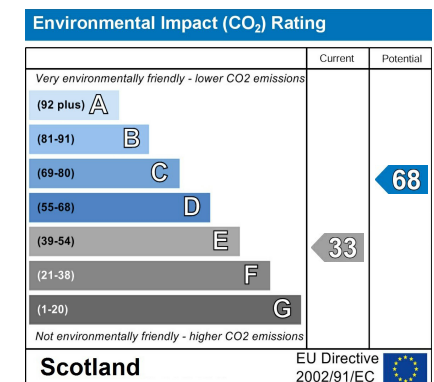
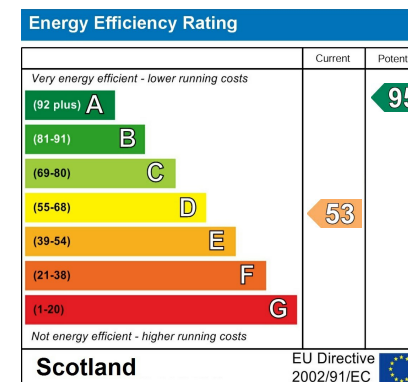
Telephone: 01856 872 216

Email: enquiries@dandhproperty.co.uk



www.dandhlaw.co.uk/property

Letting Agent Registration - LARN2006004



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.

1st July 2021