



4 Norseman Village, Firth, Orkney KW17 2NY

FOR SALE - Offers over £165,000



4 Norseman Village, Firth

Orkney, KW17 2NY

- Peaceful rural setting
- Private driveway & carport
- Detached bungalow
- Stunning countryside views

The property is situated in the rural West Mainland private residential development of Norseman Village & has easy access to the A966 to nearby amenities and a regular bus service to nearby towns and villages. Norseman Village is approximately 9.8 miles to Kirkwall and 10.5 miles to Stromness.

4 Norseman Village is 2 bedroomed, single story, detached dwelling with a concrete driveway and carport. The property is thought to have been built in the 1970s and accommodation is comprised of 2 well proportioned bedrooms, spacious sitting room, kitchen, bathroom and plenty of built in storage throughout. Externally, the front of the property is laid to lawn, carport and a good sized garden wraps around the side and to the rear. Attached to the property is a concrete shed/bin store.

The property benefits from its idyllic rural setting and boasts picturesque views of the surrounding countryside. The property is in need of decorative modernisation and would be ideal first time buyers or those looking to move away from that hectic pace of life in towns and cities.



Entrance & Hallway

uPVC external front door, vinyl flooring & storage cupboard. The hallway leads to sitting room, kitchen, bathroom & bedrooms.

Sitting Room

Spacious sitting room with feature fireplace, large uPVC window, glass paneled door & space for a dining table.

Kitchen

This well proportioned kitchen is fitted with floor & wall mounted units with stainless steel sink/drain, panel heater & plumbing for a washing machine. Storage cupboard with access to electric meter & trip switches. Shelved airing cupboard housing immersion heater. uPVC double glazed window & external door to the rear garden.

Bathroom

Vinyl flooring, uPVC double glazed window, sink, electric shower over bath, W.C., shelving & electric towel rail.

Bedroom 1

Large double bedroom with uPVC double glazed window, panel heater & built in wardrobe.





Bedroom 2

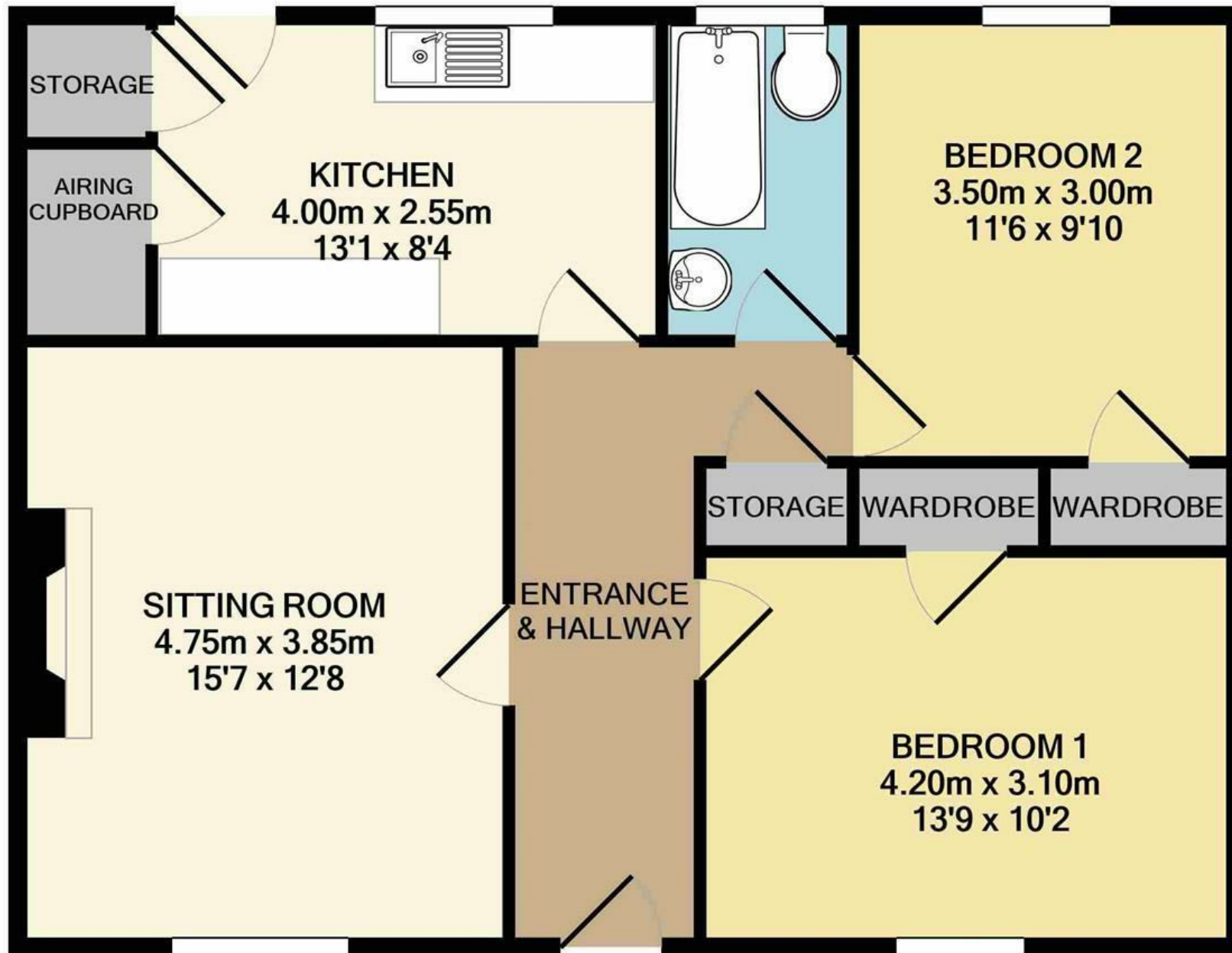
A good sized single room or small double bedroom, with uPVC double glazed window, panel heater & built in wardrobe.

Outside

Attached to the property is a concrete shed, private driveway & carport. To the front of the property is laid to lawn with a wrap around garden to the side & rear of the property.



Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax Band

The subjects are in Band B. The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered

Services

Mains electricity & water. Shared septic tank adopted & serviced by Scottish Water.

Fixtures and Fittings

Floor & window coverings are included in the sale

Price

Offers over £165,000 are invited

Viewing

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

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

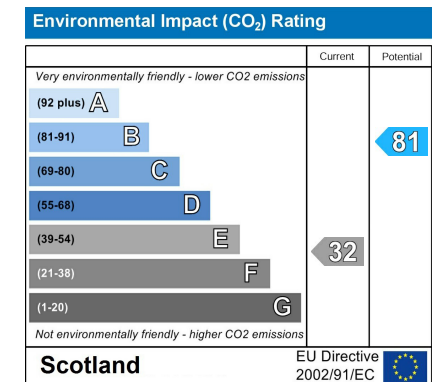
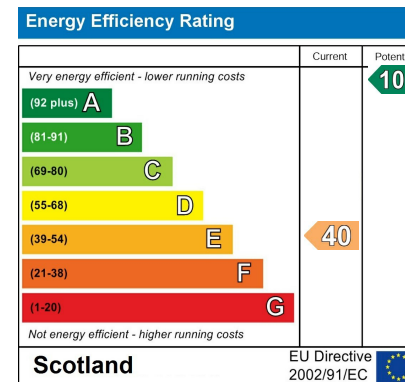
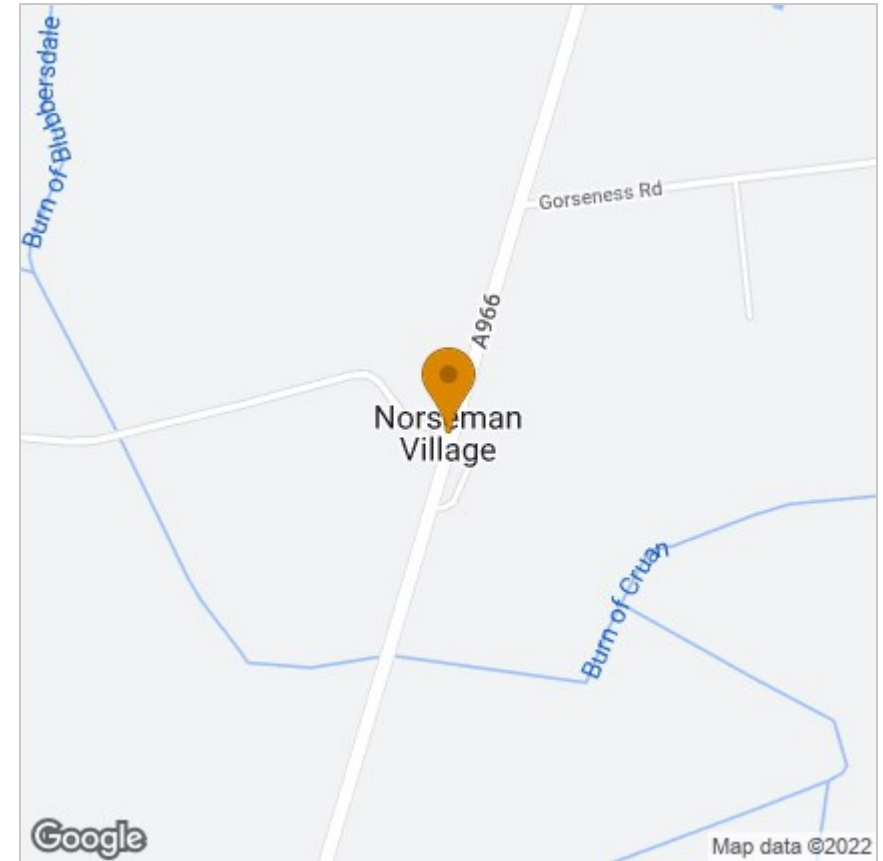
Telephone: 01856 872 216

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www.dandhlaw.co.uk/property



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.

4th July 2022