



Little Claybraes, Claybraes Road, St Margaret's Hope,  
Orkney, KW17 2TJ

**FOR SALE – Offers over £140,000**



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# Little Claybraes, St Margaret's Hope

- uPVC double glazed windows
- Oil-fired central heating
- Private septic tank
- Detached Shed
- Off road parking
- Spacious garden grounds
- Stunning countryside and sea views towards Copinsay

Little Claybraes is a detached one bedroom cottage situated on the outskirts of the quiet seaside village, St Margaret's Hope. The property benefits from a great degree of seclusion and boasts picturesque views over the country side and to the sea. The property is a quick walk or drive to many scenic coastal walks.

The property is approximately 1 mile to the village which is well served with a range of local amenities including a post office, restaurants, village shops, golf course, doctors surgery and Primary School. There is also a local ferry terminal that runs daily services to and from Mainland Scotland. The main city of Kirkwall is approximately 17 miles away offering more extensive amenities.

We highly recommend a viewing to see the full potential this property has to offer.



## Hallway

Entrance through uPVC door. L-shaped hallway. Laminate flooring. Radiator. Built in double cupboard with laminate flooring and shelving. Laminate flooring. Access to bedroom, shower room, utility room and living room.

## Living Room

Carpet. uPVC double-glazed window to the front aspect. Radiator. Feature wall panelling and exposed beams. Access to kitchen and conservatory.

## Kitchen

Two uPVC double-glazed windows. Floor and wall mounted units with worktop space above. Integrated oven, Calor gas hob with extractor canopy above, and fridge. Freestanding upright freezer. Dishwasher. 1 ½ bowl stainless steel sink with mixer tap and drainer. Vinyl flooring. Radiator.



**Bedroom**

Generously sized bedroom with views to the front of the property. Carpet. Two radiators. Large uPVC double-glazed window. Sliding door with access into Shower Room.

**Shower Room**

Wet room style flooring. Privacy glass uPVC framed window to rear. WC. Wash hand basin with storage under. Mains pressure shower with wet room style flooring and wet wall surround. Extractor fan.

**Porch**

Vinyl flooring. Wood-framed windows and external door. Access to enclosed front garden. Built-in storage. Wood panelled ceiling.

**Utility Room**

Vinyl flooring. uPVC double-glazed window. Worktop space and shelving. Washing machine. Tumble dryer. Extractor fan. Cupboard which houses central heating unit and boiler.

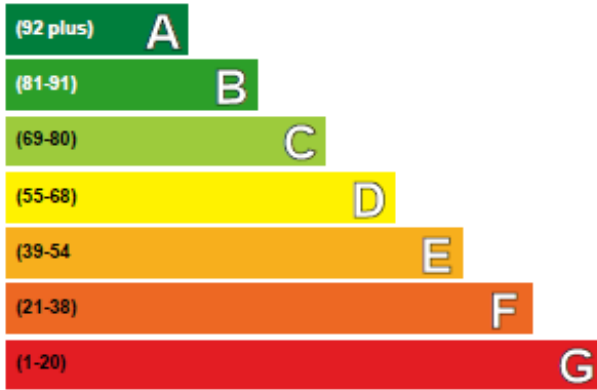
**Outside**

Enclosed front garden mainly laid to lawn with dry-stone dyke. Shed. Oil Tank. Driveway leading to graveled parking area. The garden grounds are somewhat overgrown but have potential for the creation of an outdoor entertaining area to enjoy the fabulous views.



# EPC

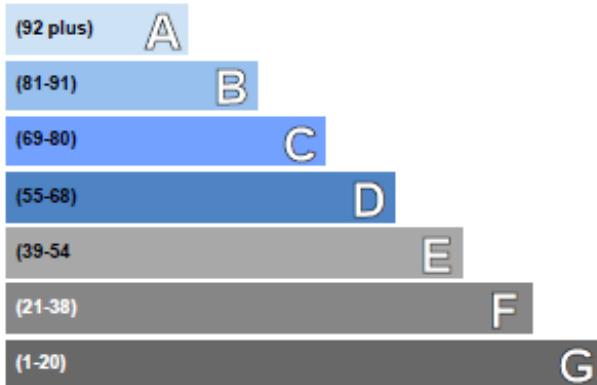
Very energy efficient - lower running costs



Current	Potential
	116
60	

Not energy efficient - higher running costs

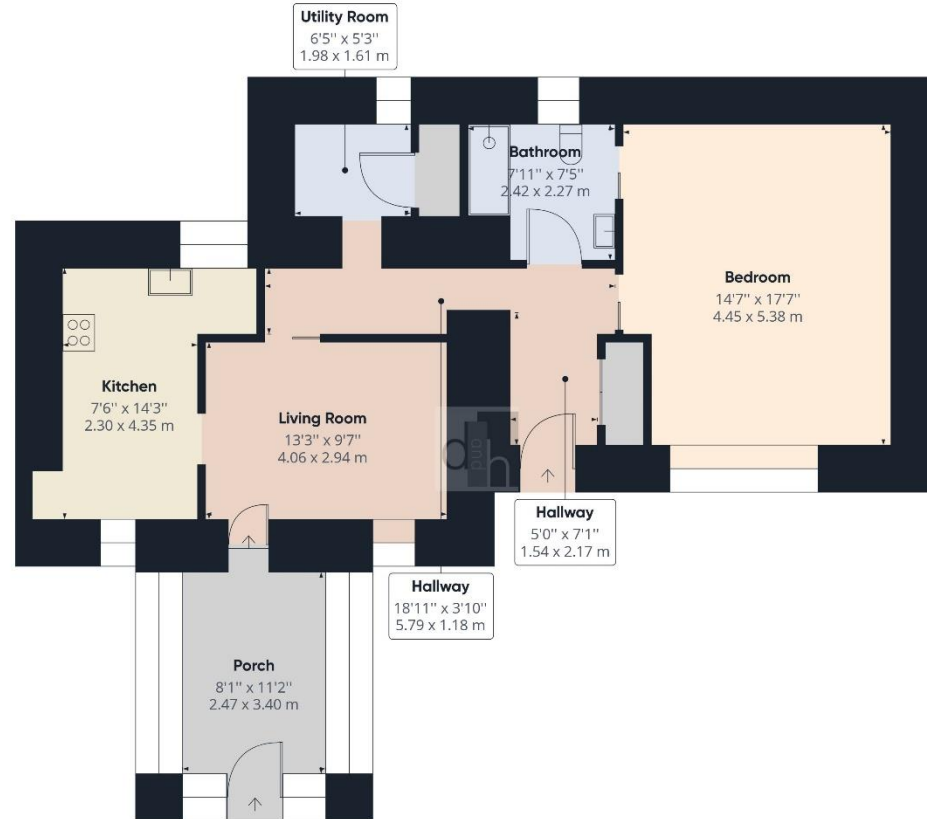
Very environmentally friendly - lower CO<sub>2</sub> emissions



Current	Potential
	106
52	

Not environmentally friendly - higher CO<sub>2</sub> emissions

# Floor Plan



Approximate total area<sup>(1)</sup>

833.84 ft<sup>2</sup>  
77.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## COUNCIL TAX

The subjects are in Band A. The Council Tax Band may be re-assessed by the Orkney Island's Council when the property is sold. This may result in the Band being altered.

## ENERGY PERFORMANCE RATING

The property has an energy rating of band D (60).

## SERVICES

Mains electricity and water. Private septic tank.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. Contents may be available by separate negotiation.

## PRICE

Offers over £140,000 are invited.

## VIEWING

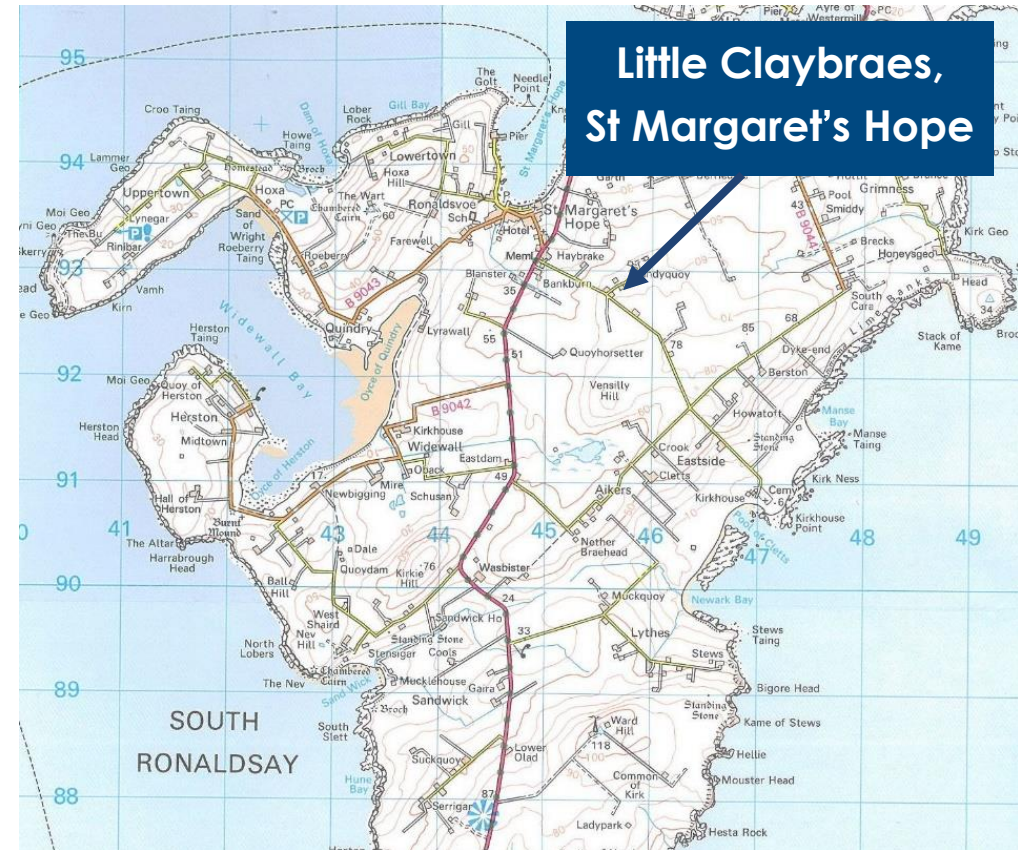
All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone: 01856 872 216**

**Fax: 01856 872 483**

**Email: [hello@dandh.co.uk](mailto:hello@dandh.co.uk)**

**\*All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property in August 2023 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.