



Bayview, Westray, Orkney, KW17 2DL
TO LET – £368.33 per calendar month

LARN: LARN2308001

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Bayview, Westray, Orkney, KW17 2DL

- Newly renovated with modern neutral décor and finishing's
- Spectacular sea views
- Unfurnished flats
- Air source heating
- Shared garden and parking

Bayview is a newly renovated property, encompassing 4 self-contained flats with a shared stairwell. It is located at the north end of Pierowall village, overlooking the Gill pier harbour, Pierowall bay and countryside beyond. These flats have been built by Westray Development Trust to provide high quality, affordable housing, with the aim to help islanders stay on Westray, and to attract new residents who could bring skills to the island, support the economy and potentially the island school.

The property is available to rent by way of a Private Residential Tenancy Agreement, and will be managed by d and h. No pets or smoking without the landlord's prior written consent.

The island of Westray has a thriving community with a population around 600. There is a junior high school, swimming pool & fitness suite and a doctor's surgery. Westray has a selection of cafes and a hotel offering meals and takeaways. There is also a post office and three shops stocking general provisions including local produce. The island can be reached via sea and air, with regular direct links to Kirkwall on the mainland of Orkney.

Bayview is a community asset, owned by Westray Development Trust and is subject to a community lettings policy, a copy of which is available at westraydevelopmenttrust.co.uk. Applicants will be assessed against the community priorities using the points system set out within the policy.

Interested parties will be required to complete an application form and referencing. All enquiries and notes of interest to the letting agent d and h, by way of telephone, 01856 872 216 or email, hello@dandhlaw.co.uk.

All viewings also to be arranged by appointment only through d and h.

Landlord Registration: 1745871/330/14032



2 storey, 1 Bedroom Flat

- Open plan kitchen/diner/sitting room
- 1 Bedroom
- Sea and harbour views
- Deposit £368.33
- Council Tax- Band A
- EPC D (64)

Entrance and shared stairwell

The entrance and stairwell are shared by the three other flats that form Bayview.

Lobby

The lobby leads from the stairwell, to the entrance for flats 1 and 2.

Hallway, stairs & top landing

The ground floor hallway has been fitted with vinyl flooring, and a storage cupboard that houses the hot water tank and fuse box. The stairs and top landing have been fitted with carpet flooring, the top hall also benefits from a storage cupboard.

Kitchen/diner/sitting room

The kitchen has been fitted with modern floor and wall units and a stainless steel sink and drainer. Appliances provided are fridge with freezer box, washing machine, electric cooker, and extractor fan. The sitting room and dining area provides space for furniture. Vinyl flooring flows through the full open plan area. This open plan room boosts beautiful views towards the harbour.

WC

This flat has the added extra of a downstairs WC, this has been fitted with vinyl flooring that flows through from the hallway, a heated towel rail, WC, wash hand basin and a storage cupboard.

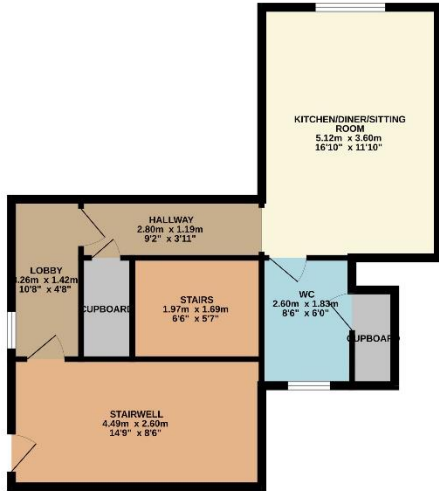
Bedroom with Ensuite shower room

Double bedroom with sea views, fitted with an electric panel heater, a wardrobe that benefits from a mirrored door and carpet flooring. The shower room has been fitted with vinyl flooring, an electric towel rail, WC, wash hand basin and a shower cubicle with marble effect wet wall and a glass door.

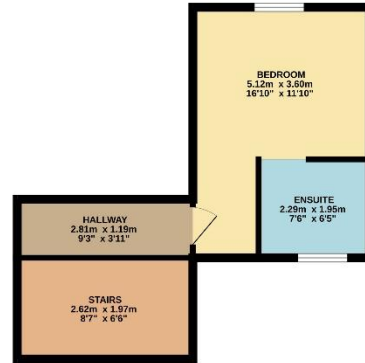


Floor plan

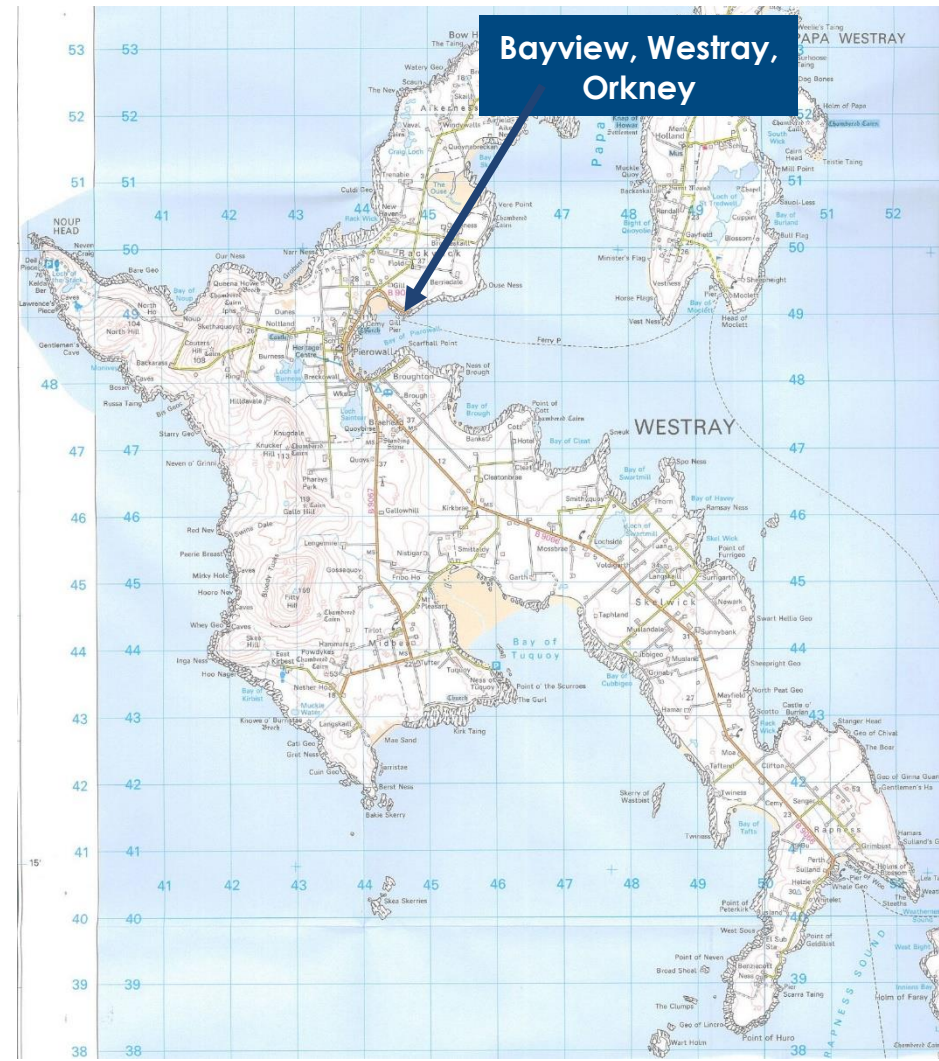
GROUND FLOOR
54.8 sq.m. (590 sq.ft.) approx.



1ST FLOOR
30.1 sq.m. (324 sq.ft.) approx.



FLAT 2, GROUND AND 1ST FLOOR
TOTAL FLOOR AREA : 84.9 sq.m. (914 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 tenants are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties May 2023