



6 BILMARIS CHALETs, OLD FINSTOWN ROAD, ST OLA  
ORKNEY, KW15 1TW  
**FOR SALE – Offers over £195,000**





## 6 Bilmaris Chalets, Old Finstown Road St Ola, Orkney

- Detached bungalow
- Well maintained
- Conservatory
- uPVC double-glazed windows and doors
- Oil radiators
- Attached single garage
- Established cottage-style garden
- Timber Shed
- Driveway parking

6 Bilmaris Chalets is an attractive property, offered for sale in a move-in condition and situated in the convenient area of St Ola close to all Kirkwall amenities.

The property benefits from being well-maintained throughout with an inviting sitting room, conservatory, modern kitchen, family bathroom, 2 good-sized bedrooms and adjoining garage. Outside, the attractive garden includes a timber shed, and the driveway offers ample parking.

The property is conveniently located on the outskirts of Kirkwall, where you can find supermarkets, a post office, schools, sports amenities, and one of the main ferry ports. A regular bus service to Stromness is within walking distance. Stromness is approximately 14 miles away.

This property would be ideal for a wide range of purchasers, including those who are looking for a family or retirement home. Viewing is recommended to appreciate the potential this great property has to offer.



### **Conservatory**

Main entrance through uPVC glazed door, an additional glazed door and windows offering panoramic views of the side aspect and garden. Thermostat. Access to the vestibule.

### **Vestibule**

A timber half-glazed door. Coat hooks. Access to the hallway.

### **Sitting Room**

Bright and warm room with a large uPVC window facing the front aspect, offering open views of the front gardens and driveway. Thermostat. Access to the hallway.

### **Kitchen Room**

Window to the front aspect. Room for a dining table. Modern floor and wall-mounted units with a good run of worktop space. Laminate worktop and tiling. Stainless-steel sink with drainer and mixer taps. Integrated oven and ceramic hob. Space for a washing machine and dishwasher. Space for a full-height fridge freezer. Access to the hallway.

### **Hallway**

Recessed cupboard offering storage and shelves. Cupboard also housing the hot water system. Loft Access. Thermostat. Access to bedrooms, family bathroom, kitchen and vestibule.

### **Family Bathroom**

Privacy glazed window to the side aspect. Vinyl wall paneling and tiling. Wash hand basin set in vanity unit. W.C. Bath with a mixer shower tap and glass screen. Bidet. Mirror with light above. Corner shelf. Towel holders. Access to the hallway.





### **Bedroom 1**

Double bedroom with window onto the side aspect. Built-in wardrobes on both side walls. Mirror. T.V bracket. Thermostat. Access to the hallway.

### **Bedroom 2**

Double bedroom with window onto the side aspect. T.V bracket. Thermostat. Access to the hallway.

### **Outside**

#### **Attached Garage**

Hormann electric garage door. Half-glazed door to rear offering access to the side gardens. Workshop area and shelving. Oil boiler. Access to the driveway and additional parking area.

### **Gardens**

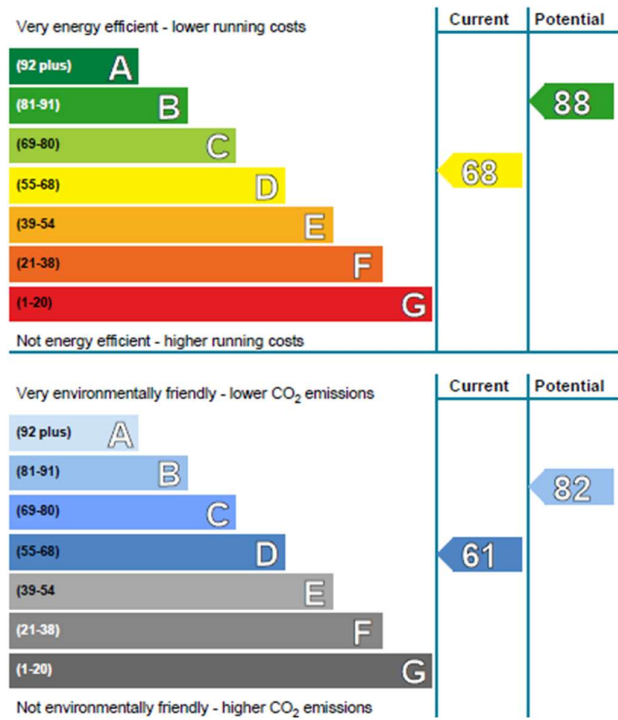
A beautifully kept cottage style garden with established borders and trellis in place. Concrete paved path around to the rear of the property. The side garden is mainly lawn and has a timber shed. Washing line. Heating oil storage tank. Additional concrete floored, open storage area behind the garage. Front of property has a hardcore driveway and fantastic border, enclosed by a low drystone dyke. The gardens are bounded by a timber fence and walls to boundaries. Shared access to driveway.



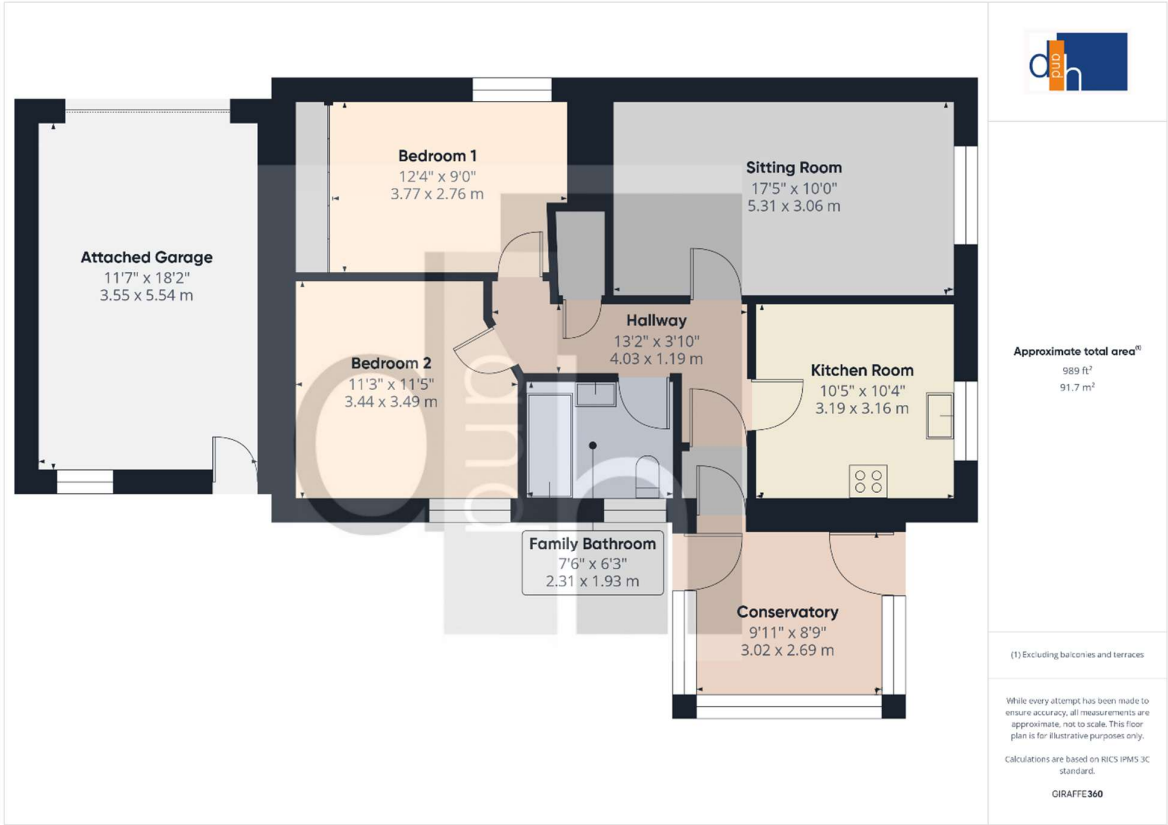




# EPC



# Floor Plan





## COUNCIL TAX

The subjects are in Band D. The Council Tax Band may be reassessed by the Orkney Islands 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(68)

## SERVICES

Mains electricity and water with mains drainage.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. White goods and furniture are excluded from the sale price and are available by separate negotiation.

## PRICE

Offers over £195,000 are invited.

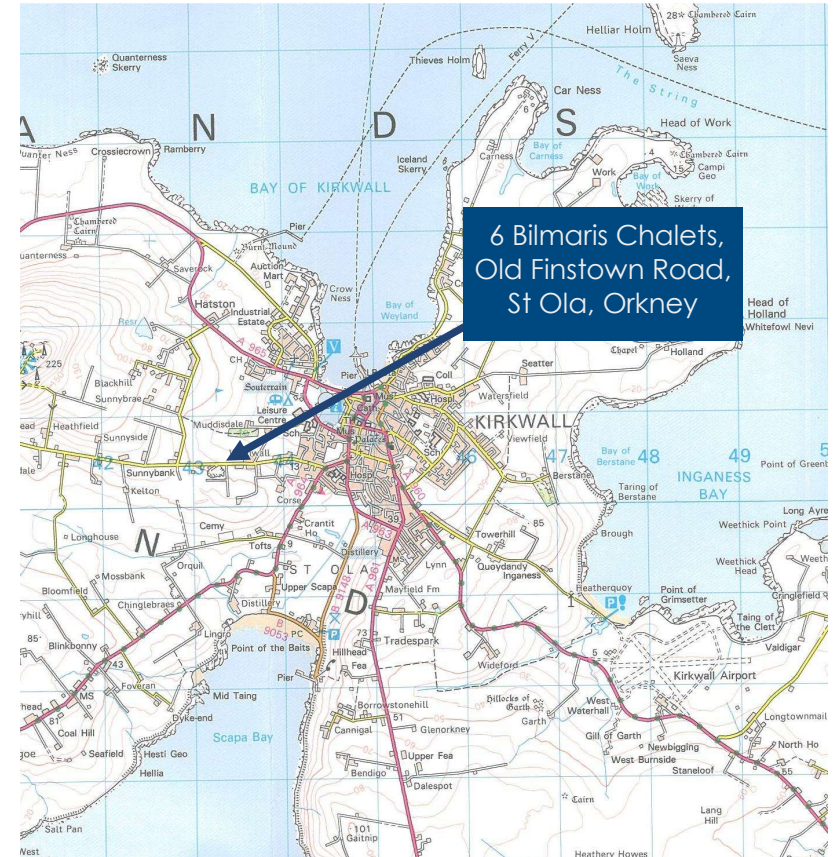
## VIEWING

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

**Telephone:** 01856 872216

**Email:** [hello@dandhlaw.co.uk](mailto:hello@dandhlaw.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 June 2025 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.

June 2025