BAYVIEW, BERSTANE ROAD,
ST OLA, KW15 1SZ
OFFERS OVER £350,000
Bayview is a substantial dwellinghouse situated on the outskirts of Kirkwall enjoying beautiful views over farmland to the sea. The spacious 4 bedroom property offers a high standard of accommodation and has a large double garage and workshop with office and store beneath. Each of the three floors extend to approximately 170m².

The dwellinghouse may especially appeal to those wishing a large family house with the added workshop and office or to those wishing to offer bed and breakfast accommodation.

The large living room has a wide window offering beautiful sea views and there is a gas fire sitting on a raised hearth. French doors lead into the hall and into the dining area which is open plan with the modern kitchen. The quality fitted kitchen incorporates a 6 ring gas hob, extractor fan, eye level double oven, dishwasher, fridge/freezer and island/breakfast bar. Patio doors open onto sheltered decking.

Also on the ground floor is the utility room, toilet and master bedroom with 2 built in wardrobes and an en-suite with 5 piece suite featuring a shower cubicle and jacuzzi style corner bath.

There is a sitting room on the first floor, with the 3 windows offering beautiful views, and 3 further bedrooms. The bedrooms each have a built-in wardrobe and bedroom 2 has an en-suite shower room. There is a jack and jill shower room off the landing and bedroom 3.

The lower level is accessed by a staircase from inside the house or from the exterior doors to the rear. The double garage has an electric sectional door and fitted cupboards. The large workshop has double doors for vehicle access together with 2 walk in cupboards and an office. There is also a toilet on the lower level.

Bayview has a mature garden with lawn, trees and bushes together with a tarmac driveway extending to both the front and rear.
SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band F. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING – Band D

ENTRY – By arrangement.

FIXTURES AND FITTINGS - All floor coverings are included in the sale price.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers over £350,000

Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.

2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.