



Burnside, extending to 3 acres or thereby,
Longhope, KW16 3NQ

OFFERS OVER £245,000
(£15,000 less than home report valuation)





Burnside enjoys a beautiful waterfront location with views across North Bay. The spacious 4 bedroom bungalow is set in approximately 3 acres which extend to the foreshore.

The bungalow has modern air to water under floor central heating together with multi-fuel stoves in the living room and master bedroom.

The property includes a derelict cottage which may, subject to the necessary planning consents, be suitable to renovate or replace with a new dwelling.

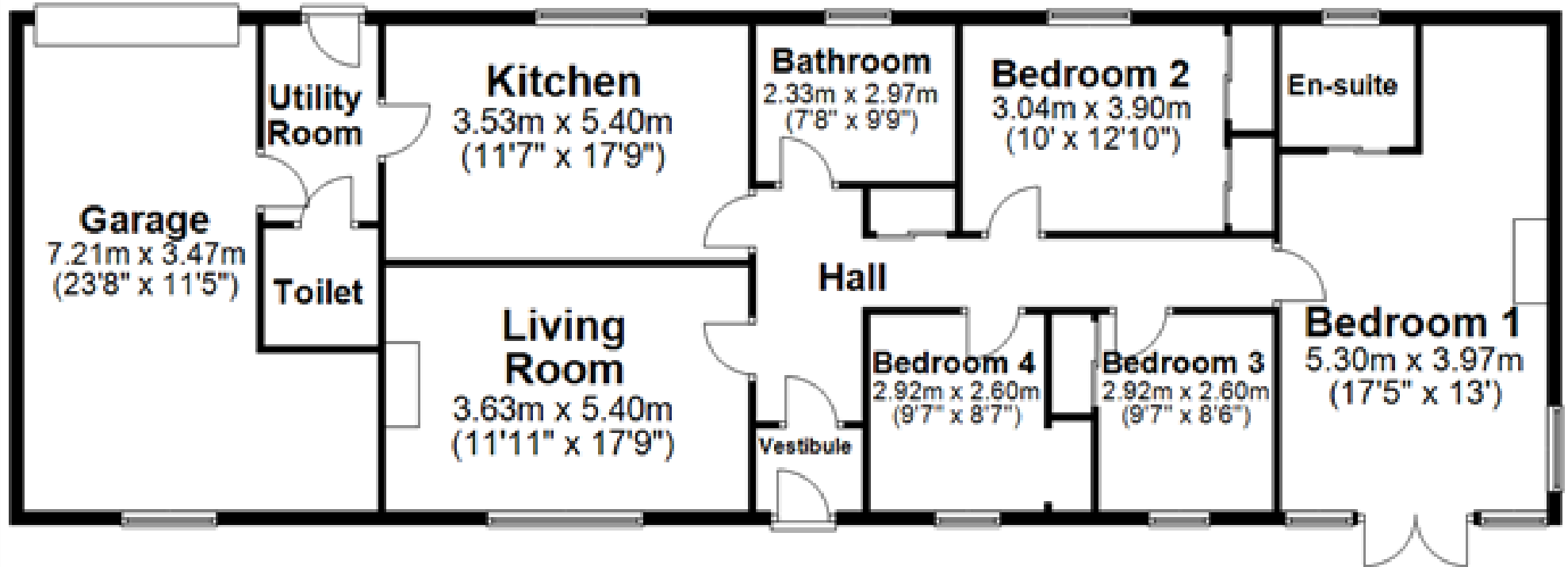
The land includes 2 enclosed fields and a large garden.

- Modern air to water under floor central heating.
- Timber framed double glazed windows.
- Multi-fuel stoves in the living room and master bedroom.
- Large kitchen with integral appliances and dining area.
- Utility room. 2nd toilet.
- Bathroom with bath and shower cubicle.
- Master bedroom has a multi-fuel stove, en-suite and patio doors opening onto raised decking.
- Built-in wardrobes in bedrooms 2,3 and 4.
- Integral garage with electric door.
- Large garden. 2 enclosed fields.
- Workshop. Derelict cottage.

LOCATION

Burnside is situated in Longhope, on the island of Hoy. The island's amenities include a primary school and shop. There is a regular ferry service to and from the Orkney mainland.









SERVICES – Mains water & electricity. Telephone. Private septic tank.

COUNCIL TAX BAND – Band C. 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 C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price

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

PRICE – Offers Over £245,000 (£15,000 less than home report valuation).

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.