



Warsett (extending to 11.4 acres or thereby)



Egilsay, KW17 2QD



3 Bed



1 Shower



Public



TAKE A LOOK INSIDE

Warsett is a spacious 3 bedroom bungalow with a range of outbuildings, hosted wind turbine and 11.4 acres (4.6Ha) or thereby. The attractive property enjoys an outstanding panoramic sea view from its elevated position.

KEY FEATURES

- Electric heating
- uPVC framed double glazed windows
- Large dual aspect living room
- Kitchen with space for a breakfast table
- Shower room
- Range of outbuildings and hosted turbine
- Outstanding sea views
- School catchment area is Rousay Primary School & Kirkwall Grammar School



Offers In The Region Of £195,000

The large dual aspect living room has patio doors into a greenhouse/porch. The kitchen has space for a breakfast table, and the dual fuel range cooker is included in the sale. There is also a shower room and 3 bedrooms. Bedroom 1 has a built-in wardrobe and walk-in cupboard presently used as an office. Bedroom 2 has a fitted wardrobe.

The range of outbuildings include a garage, barn with hay-loft and several traditional byres, one with a roof requiring attention.

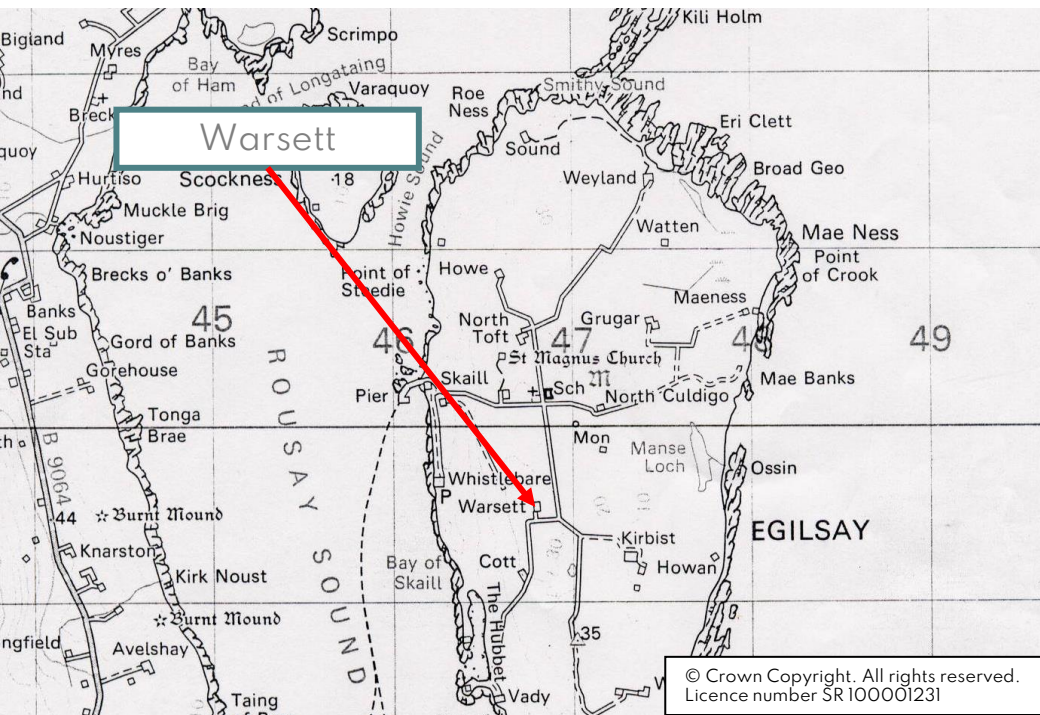
The hosted turbine is connected to the house and the property benefits from an element of "free electricity" when the turbine is producing.

There is a garden to one side of the house, concrete yard around the outbuildings and the land is to grass with new fencing erected in places

EXTRAS

All floor covering, blinds and dual fuel range cooker are included in the sale price. Various items of furniture and white goods are available by separate negotiation.





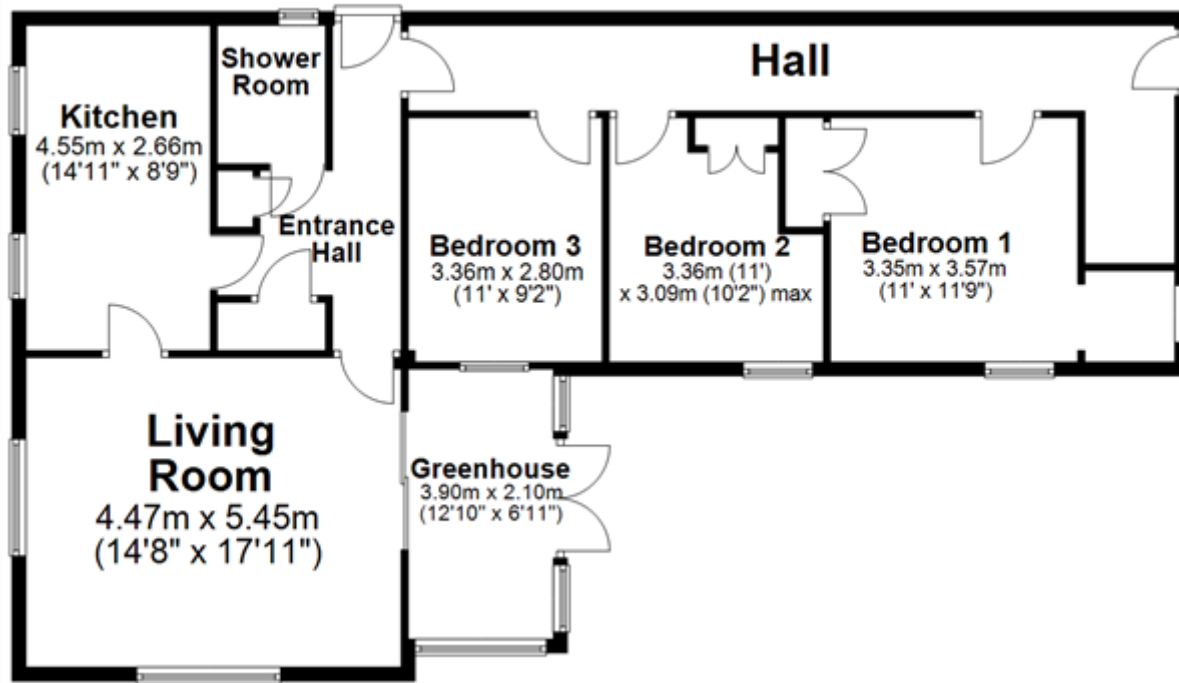
LOCATION

Warsett is situated on the island of Egilsay. There are regular ferries to the neighbouring island of Rousay and to the Orkney mainland. There is a shop and primary school on Rousay.

/// What3words : ///proceeds.stealthier.scars



Ground Floor
Approx. 111.6 sq. metres (1201.3 sq. feet)



Services	Council Tax / Rating	EPC Rating	Date of Entry
Private Water Supply Mains Electricity Private Septic Tank Broadband Speed - Mobile Network -	B	C	Flexible



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