



West Cottage



Orphir, KW17 2RA

 2 Bed

 1 Bath

 2 Public



TAKE A LOOK INSIDE

West Cottage is a traditionally built two-bedroom detached bungalow set within a peaceful rural location in Orphir, offering an excellent opportunity for buyers seeking a home to modernise and make their own. The property sits within generous garden grounds to both the front and rear and benefits from a large garage, lean-to shed, and an additional chicken shed/coop, making it ideal for those looking for outside space or hobby use.

KEY FEATURES

- Spacious 2-bedroom bungalow
- Mostly uPVC double glazed windows
- Air source heating and Dimplex Quantum storage heaters
- In need of modernisation
- Garden space to front and rear
- Large garage and driveway
- Lean to storage shed and chicken coop to the rear of the property
- School catchment area for Orphir Primary School and Kirkwall Grammar School



Offers Over £0,000

Inside, the bungalow provides a surprisingly spacious layout, including two bedrooms, two reception/living rooms, a good-sized kitchen, shower room, and ample built-in storage throughout. The interior is in need of refurbishment, presenting a blank canvas for renovation and redesign.

The kitchen offers extensive cupboard space and dual-aspect windows providing natural light. Both bedrooms and living rooms feature good proportions, with one of the reception rooms benefiting from large inset window areas. The shower room is fitted as a wet-room style space with shower, WC and wash-hand basin. Throughout, the home is equipped mostly with uPVC double-glazed windows, air-source heating, and Dimplex Quantum storage heaters, supporting efficient, low-maintenance living.

Externally, the property's sizeable plot provides excellent potential for landscaping, vegetable growing, or simply enjoying the rural surroundings. The large garage and outbuildings offer great flexibility for storage, workshop use.





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LOCATION

The property lies within a short drive of Kirkwall, Orkney's main town, where you'll find supermarkets, local shops, schools, medical services, and a wide range of leisure facilities. Stromness, with its characterful harbour, galleries and independent businesses, is also within comfortable reach.

Well-served by local bus routes and main road links, Orphir offers a rare blend of tranquillity and convenience—making it a sought-after location for those wishing to enjoy spacious rural surroundings without sacrificing access to the island's key services.

/// What3words : ///daisy.foggy.eternity



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