



Hielans,

Rackwick, Hoy, KW16 3NJ

 **LOWS**

 2 Bed

 1 Bath

 2 Public



TAKE A LOOK INSIDE

Hielans is a truly exceptional and rarely available two-bedroom bungalow set in an enviable elevated position overlooking the breathtaking Rackwick Bay. Presented in immaculate move-in condition and offered fully furnished, this modern home enjoys a large plot with private driveway, generous parking and outstanding panoramic views, creating a unique opportunity to acquire a ready-to-enjoy property in one of Orkney's most spectacular locations.

KEY FEATURES

- UPVC double glazed windows
- Air to water underfloor heating
- 2 double bedrooms
- Open-plan living/dining/kitchen with built-in multifuel stove
- Sun room with stunning sea views
- Bathroom with shower over the bath
- Utility room
- Attic room with Velux windows and mezzanine end overlooking the living room
- Large plot with private driveway and stunning panoramic views



Offers Over £265,000

Built in 2010 by Brough Brothers, Hielans is presented in excellent move-in condition and is offered with all furniture included in the sale, allowing a purchaser to immediately enjoy everything this remarkable home has to offer.

The accommodation is bright, spacious and thoughtfully designed, centred around an impressive open-plan living, dining and kitchen area. Large windows flood the space with natural light while perfectly framing the magnificent coastal views. A cosy multifuel stove provides a welcoming focal point, creating a warm and inviting atmosphere throughout the year.

The property comprises two comfortable double bedrooms, a modern bathroom with shower over the bath, and a separate utility room. A particular highlight is the spectacular sunroom, where the ever-changing scenery of Rackwick Bay can be enjoyed in comfort regardless of the season.

A pull-down ladder provides access to a useful attic room featuring Velux windows and an open mezzanine section overlooking the living area below, offering versatile additional space for hobbies, home working or occasional accommodation.

Externally, the property occupies a generous plot with a private driveway and ample parking. The garden area is laid to lawn, while a larger area of rough ground extends beyond and includes a traditional stone ruin, adding character and interest to the setting. The surrounding land attracts an abundance of native wildlife, with curlews and other birdlife regularly seen and heard around the property.

Combining modern comfort, outstanding scenery and a unique location, Hielans is a truly special home that must be viewed to be fully appreciated. Early viewing is highly recommended.

EXTRAS

Floor coverings, window coverings and all furniture is included in the sale price.





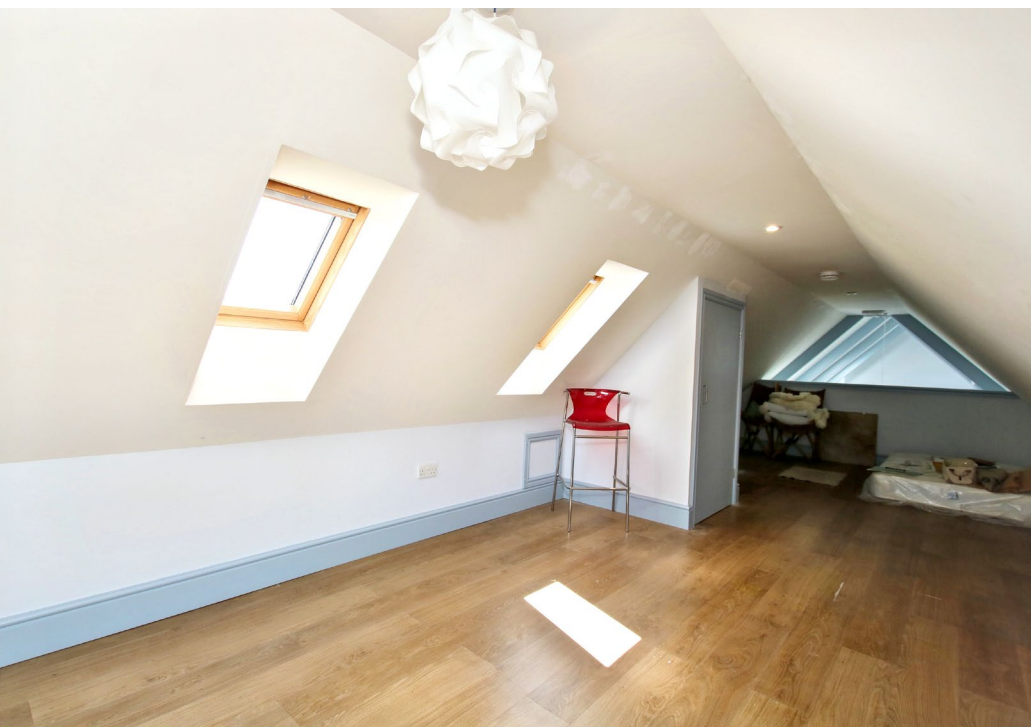
LOCATION

Situated in the heart of the breathtaking Rackwick on Hoy's dramatic west coast, this property enjoys one of Orkney's most spectacular and sought-after settings. Surrounded by rolling hills, towering red sandstone cliffs, and the stunning natural beauty of Rackwick Bay, the area is renowned for its unspoilt landscape, tranquillity, and exceptional coastal scenery.

A favourite destination for both locals and visitors, Rackwick offers a unique combination of peace and seclusion while remaining one of Orkney's most celebrated beauty spots. The sweeping beach, dramatic coastline, and world-famous Old Man of Hoy provide outstanding opportunities for walking, wildlife watching, and outdoor recreation. With its striking scenery, rich natural heritage, and sense of timeless charm, Rackwick represents a rare opportunity to enjoy life in one of Scotland's most remarkable coastal locations.



What3words : [///kite.tortoises.biggest](https://www.what3words.com/#!/kite.tortoises.biggest)



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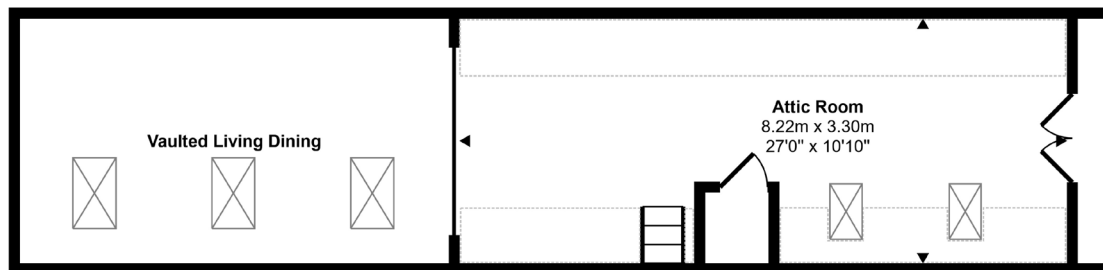
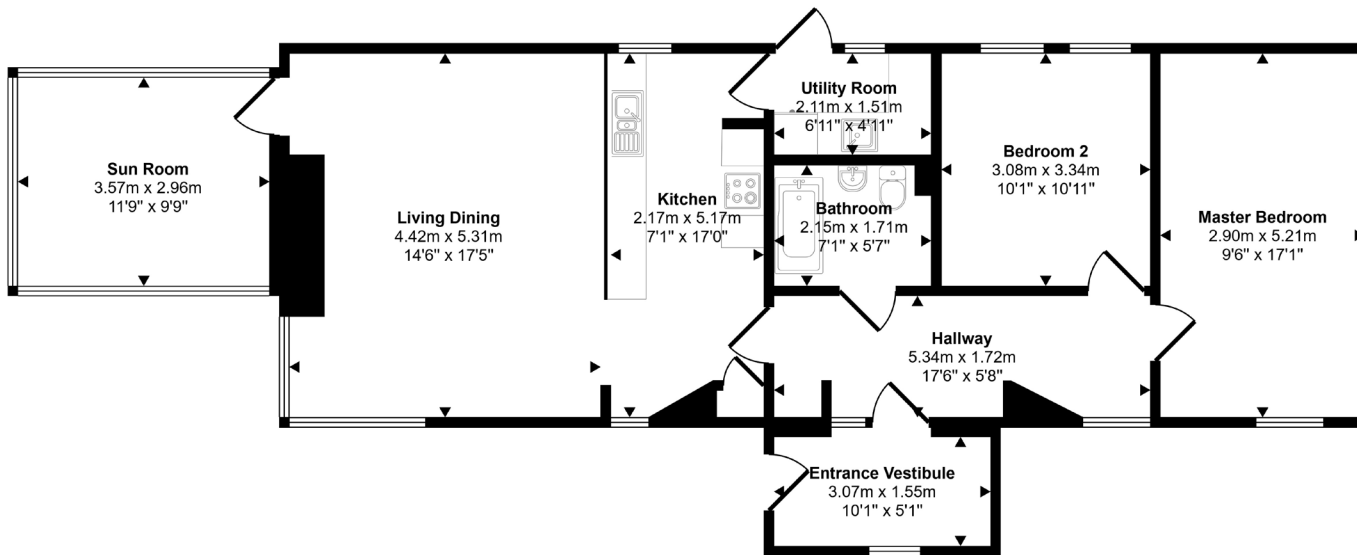


Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Services	Council Tax / Rating	EPC Rating	Date of Entry
Private Water supply Mains Electricity Private Septic Tank Broadband Speed – N/A Mobile Network – EE, O2, Three, Vodafone	Band C	Band D	Flexible