



Essaquoy

Rousay, KW17 2PR



 2 Bed

 2 Bath

 1 Public



An opportunity to acquire a traditional two-bedroom detached bungalow with mature gardens, three outbuildings, adjoining field and hosted wind turbine all set within 3.7 acres or thereby in the peaceful island community of Rousay.

Requiring renovation throughout, the property offers spacious accommodation with excellent potential to create a beautiful family home or lifestyle retreat. Enjoying a stunning rural setting with regular ferry links to Mainland Orkney, Essaquoy offers exciting development possibilities on one of Orkney's island locations.

Black hatched areas not included in sale.

KEY FEATURES

- UPVC framed double glazed windows
- Spacious kitchen/diner with dual aspect
- Cosy living room
- Wet room shower room
- WC/utility room
- 2 bedrooms
- 3 outbuildings
- Mature garden grounds
- Hosted wind turbine helps reduce electricity costs
- All set in 3.7 acres or thereby.
- In need of renovations throughout



Offers Over £150,000

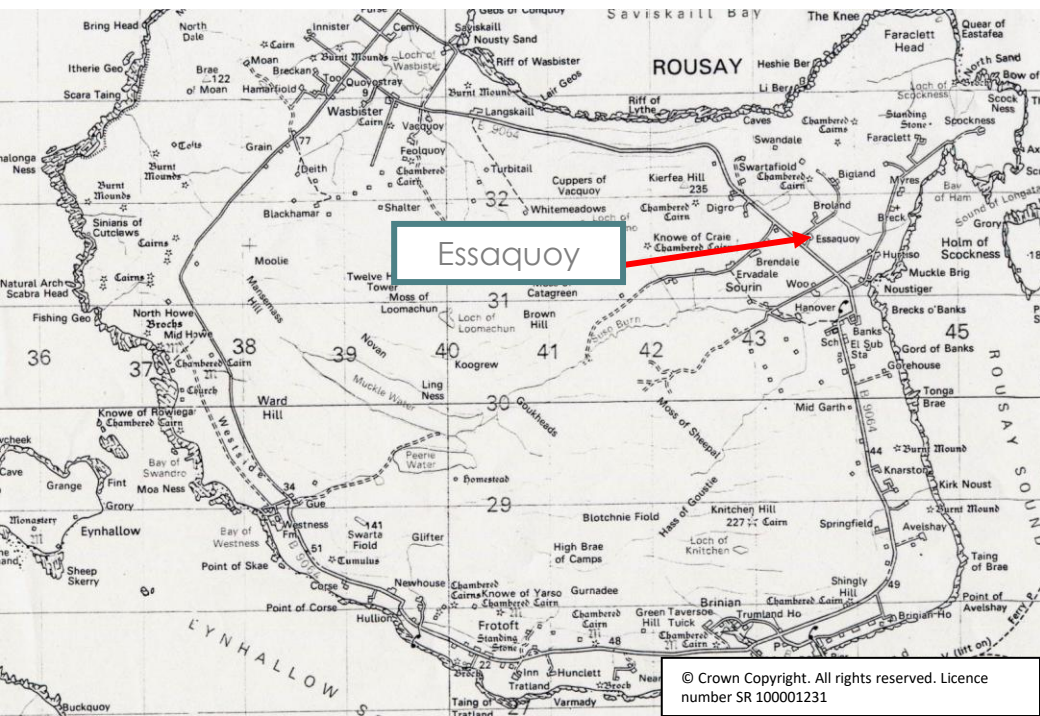
Set within the peaceful island community of Rousay, Essaquoy presents a rare opportunity to acquire a traditional two-bedroom detached bungalow with extensive garden grounds, useful outbuildings and adjoining land, offering exceptional potential for renovation and development.

Occupying a generous rural plot surrounded by Orkney's spectacular countryside, the property enjoys a wonderfully tranquil setting while benefiting from regular ferry connections to Mainland Orkney. Although requiring modernisation throughout, the accommodation provides an excellent foundation for purchasers looking to create a bespoke family home, holiday retreat or lifestyle property.

EXTRAS

The full contents of the property are included in the sale price.



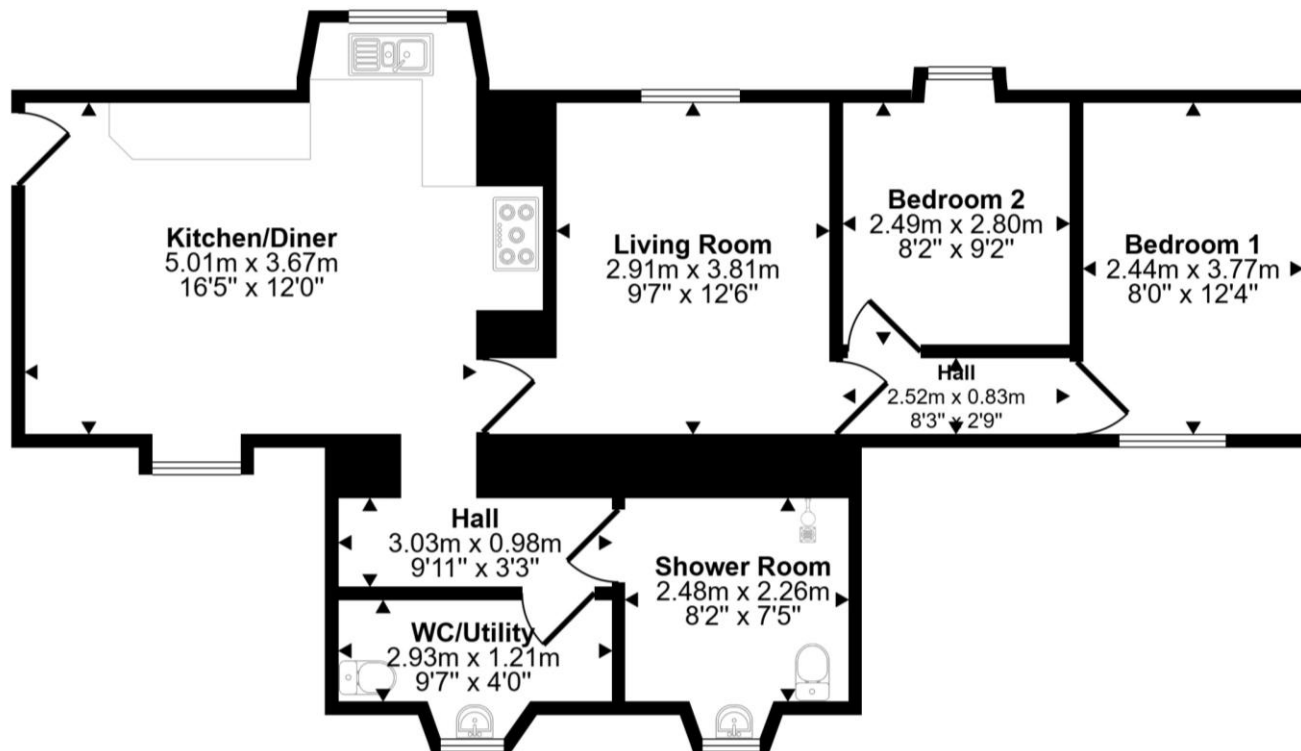


LOCATION

Rousay is renowned for its breathtaking scenery, archaeological heritage and welcoming community. The island offers a unique combination of rural tranquillity and everyday convenience, with a local shop, school, community facilities and regular ferry services to Tingwall on Mainland Orkney.

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Services	Council Tax / Rating	EPC Rating	Date of Entry
Private borehole water supply Mains Electricity Private Septic Tank Broadband Speed – 1800Mbps Mobile Network – O2, Vodafone, 3 & EE	A	G	Flexible



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- 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.