

# CRAIGLANDS, MARWICK, BIRSAY



**Offers in region of £75,000**

**Home Report available  
by e-mail on request**

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*View towards Marwick Bay and Kitchener's Memorial*

Situated close to Kitchener's Memorial in a great location looking towards the Old Man of Hoy approximately 7 miles from Dounby and 12 miles from Stromness. The site extends to approximately ½ acre.

**Hall:** 8'5" x 7'11"

uPVC front door with stained glass arched panel; window southeast facing; telephone point; storage heater; shelved cupboard housing hot water tank; shelved storage cupboard; wooden flooring and fitted carpet.

**Livingroom/Kitchen:** 19' (at widest) x 14'7"

Livingroom area

1 window northeast facing; 1 window southwest facing; storage heater; cupboard housing fuse box and electricity meter; 3DPP; parquet flooring.

Kitchen area

Window northeast facing; breakfast bar; fitted wall and base kitchen units; stainless steel sink with single strainer; ceramic hob; electric oven; cooker socket; 2DPP; carpet tiles.



*Kitchen*

**Bedroom 1:** 11'5" x 10'4"

Window southeast facing; four door fitted wardrobe; 1DPP; panel heater; fitted carpet.

**Bedroom 2:** 11'4" x 9'10" (at widest)

Window northwest facing; 2DPP; panel heater; fitted carpet.

**Bedroom 3:** 11'3" x 9'8"

Window northwest facing; fitted double wardrobe with vanity unit and cupboards above; hatch to attic; 2DPP; panel heater; fitted carpet.

**Bathroom:** 7'9" x 5'6"

Window northeast facing; w.h.b. and w.c. and fitted shower cubicle; dimplex heater on wall; vanity unit with storage unit underneath; vinyl flooring.

**Outbuilding 1:** 31' x 9'10"

**Outbuilding 2:** 23'11" x 12'4"

**Outbuilding 3:** 16'3" x 14'3" with outside tap

**Greenhouse**

**Price:** Offers are invited in the region of £75,000.  
The free standing electric fire and surround is available for separate purchase.

**Services:** Mains water and electricity. Drainage to a private septic tank.

**Entry:** Immediate, property is vacant.

**Council Tax:** Band B (2011/2012 £1,112.67 includes water charges).

**Viewing:** For an appointment to view please telephone 01856 721411 (after 6pm) or contact the selling agents.

**Offers:** Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a solicitor will be advised of any closing date for offers.

While the above particulars are believed to be correct they are not warranted and shall not be referred to in any missive or conveyance of the subjects.