

# Stennageo, Stenness KW16 3LB



**OFFERS OVER £220,000**

**Home Report available by email on request**

*J.E.P. Robertson & Son*

Spacious 4 bedroom bungalow in a prime, elevated position with fantastic views over the Stenness Loch towards the West Mainland.

Recently renovated, the accommodation comprises modern and stylish kitchen diner, sittingroom, family-sized bathroom, 4 bedrooms (one with en-suite wet room), utility room and garage. Oak interior doors and facings throughout. There is a large attic and ample storage cupboards, with fitted wardrobes in 3 of the 4 bedrooms. Outside, the very large driveway has ample turning and parking space, and the well maintained garden is laid to lawn with mature plants and shrubs.

The property lies within easy walking distance of the village, primary school, shop and bus route.

Stennageo provides a great family home or potential for B&B business, and viewing is highly recommended.

Double glazed uPVC windows and oil fired central heating throughout. EPC Band E (45).





**Hallway: 28'4" x 9' (at widest)**

Large shelved storage cupboard; large shelved airing cupboard housing hot water tank; hatch and ladder to attic; radiator; telephone point; 2DPP; carpet tiles.



**Kitchen: 13'10" x 17'**

2 windows west facing; 2 windows south facing; fitted wall and base grey gloss kitchen units; oil fired "Stanley" stove; 1 ½ stainless steel sink with single drainer; "Siemens" 4 ring induction hob; electric oven; large island/breakfast bar with drawers and storage; 3DPP; 2SPP; laminate flooring.



**Sittingroom: 16'4" x 14'2" (at widest)**

Patio doors onto garden north and west facing with unrestricted views over Stenness Loch; oil fire; radiator; telephone point; 5DPP; laminate flooring.



**Bathroom: 10'9" x 7'10"**

Opaque window north facing; wc; whb on oak vanity stand; bath; large corner shower cubicle containing electric shower; fitted wall mirror; back-lit alcoves; heated towel rail; vinyl flooring.



**Bedroom 1: 10'11" x 9'9"**

Window north facing; double fitted wardrobe; radiator; 3DPP; vinyl flooring.





**Bedroom 2: 11'11" x 10'4"**

Window south facing; radiator; 1DPP; fitted carpet.

**Bedroom 3: 11'11" x 11'10"**

Window south facing; 2 x double fitted wardrobes with shelves and hanging rails; 3DPP; fitted carpet.



**Bedroom 4: 11' x 10'**

Window north facing; double fitted wardrobe with shelf and hanging rail; radiator; 6DPP; 3SPP; vinyl flooring.



**En-suite wet room: 7'2" x 8'4"**

Opaque window north facing; wc, whb; electric shower; vinyl floor and splashback.



Utility: (L-shaped)

16' x 3'3" x 10'9" x 6'6"

Window west facing; stainless steel sink; plumbed for washing machine and drier; electricity meter and fuse box; 3DPP; vinyl flooring.

Integral garage: 12'8" x 10'9"

Door from utility; electric up and over door from driveway; window west facing; 2DPP; concrete floor; hatch and ladder to attic.



**OUTSIDE**

Driveway:

Very large driveway; ample turning and parking space.

Garden:

Large, well maintained lawn garden with mature plants and shrubs.



<b>Price:</b>	Offers over £220,000 are invited
<b>Contents:</b>	All floor coverings, blinds, light fittings and the Stanley Stove are included in the sale price. Some contents may be available to purchase by separate negotiation
<b>Viewing:</b>	For appointment to view please contact the selling agents
<b>Entry:</b>	Immediate
<b>Services:</b>	Mains electricity, water, telephone; drainage to private septic tank
<b>Energy Performance Rating:</b>	The property has an energy efficient rating of Band E (45)
<b>Council Tax:</b>	The subjects are Band D. The Council Tax Band may be re-assessed by the Orkney and Shetland Valuation Joint Board when the property is sold. This may result in the band being altered
<b>Offers:</b>	Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a Scottish solicitor will be advised of any closing date

*While the above particulars are believed to be correct, they are not warranted and may not be used in any missive or conveyance of the subjects.*