



Roselea, Back Road, St. Margarets Hope, Orkney, KW17 2SP

Offers Over £100,000





Roselea, Back Road

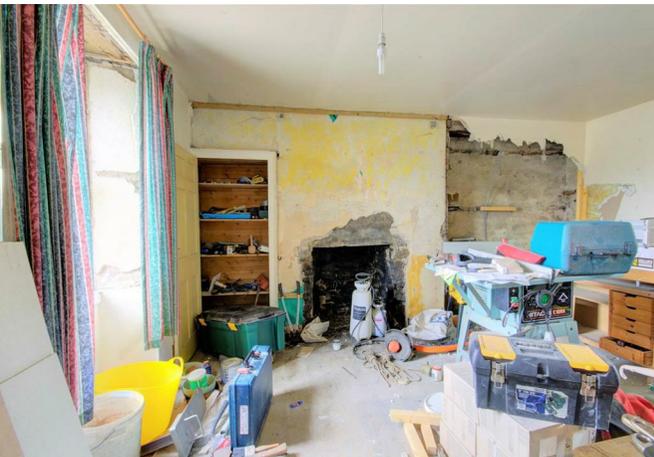
Orkney, KW17 2SP

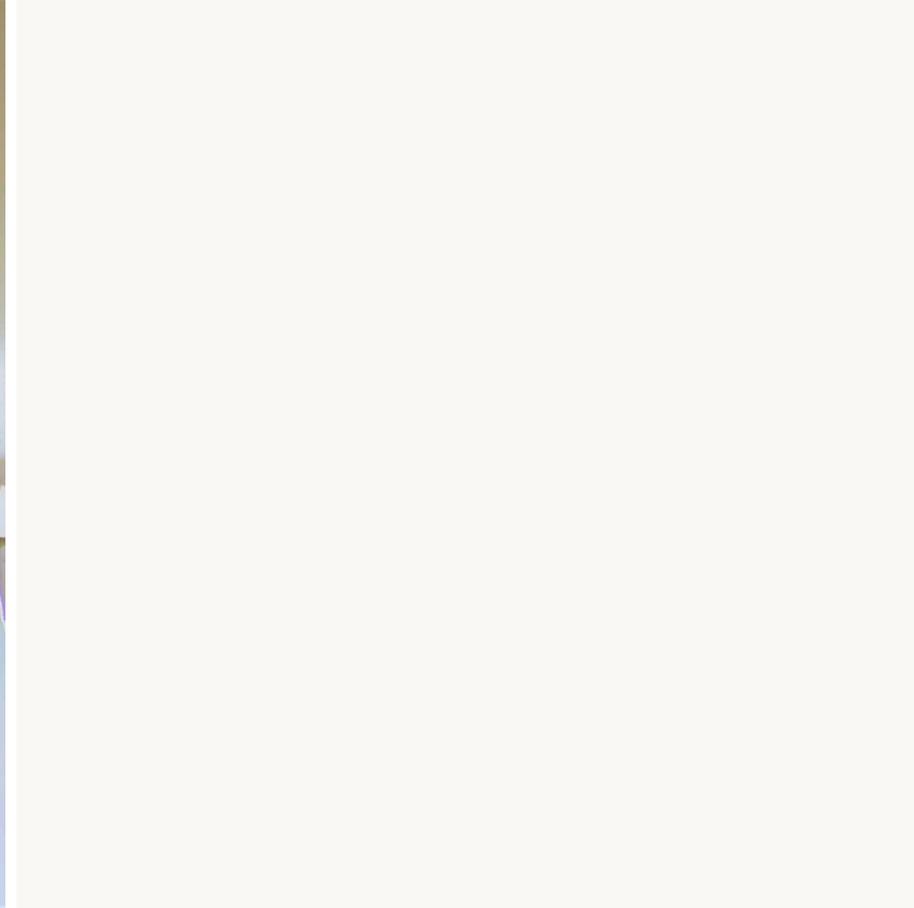
- Tenure: Freehold
- Must be seen to be appreciated
- Close to shoreline, local schools, amenities and transport links
- Traditional internal features
- Traditional stone built town house
- Floor plan and walkthrough video can be found on our website

K Allan Properties are delighted to bring this traditional town house to the market, which is situated in the village of St Margaret's Hope. Positioned close to the sea and close to one of the mainland Scotland transport links 'Pentland Ferries' which you can see from the front of the property. The property is within walking distance of the local village amenities with a regular bus timetable to Kirkwall and Stromness. Roselea is in need of modernisation with some works already began. Ill health has brought the project to a standstill.

Located on the East Mainland coast of Orkney, the property, is located 15 miles from Kirkwall City centre where local amenities can be found such as the hospital, medical centre, dentists, supermarkets and local shops. The airport is approx. 14 miles from Roselea and the Pentland Ferry port which provides one of the main transport links to Mainland is a short walk from the property.

Local Primary school age children are catchment area for Hope



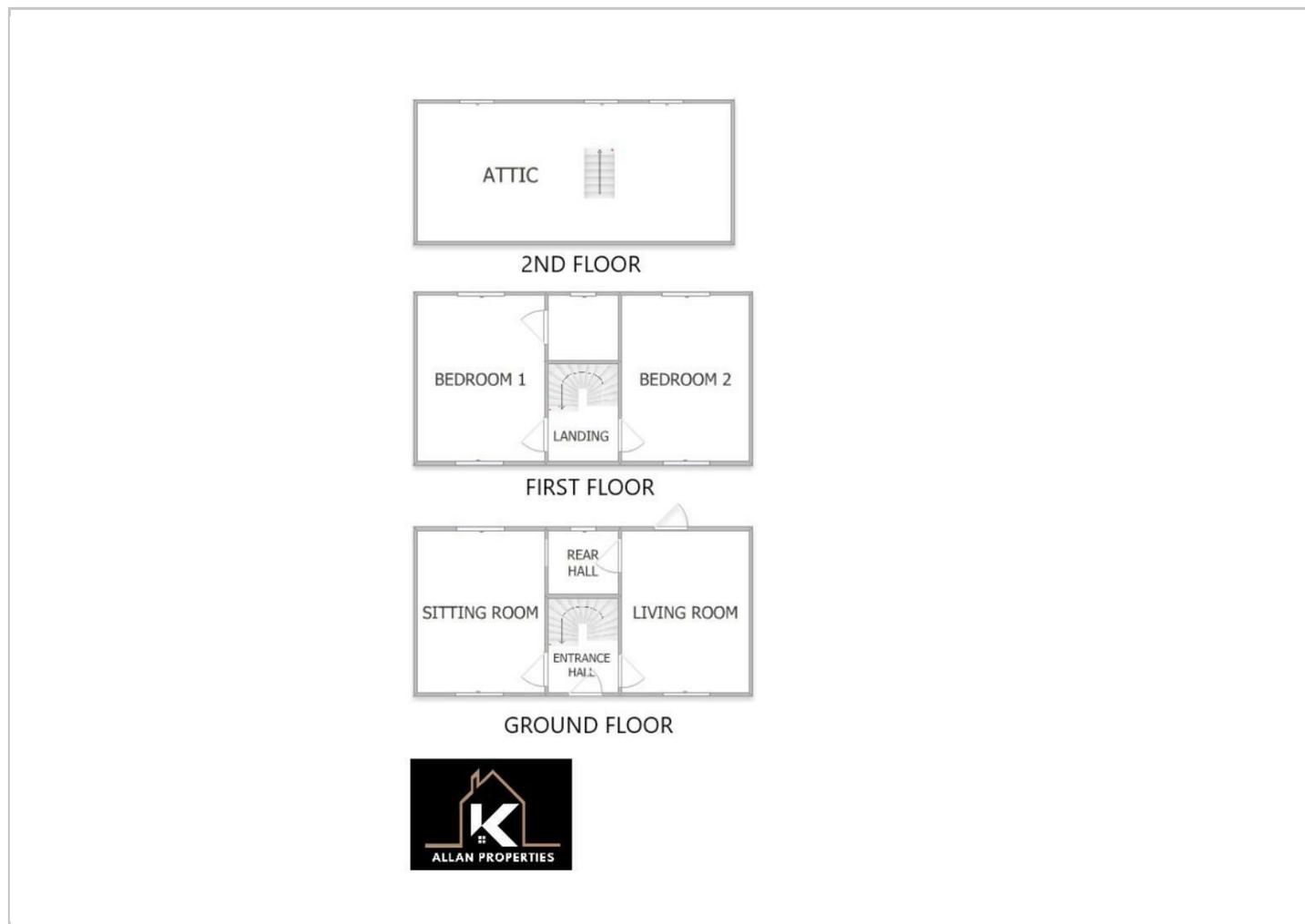


Directions





Floor Plans



Viewing

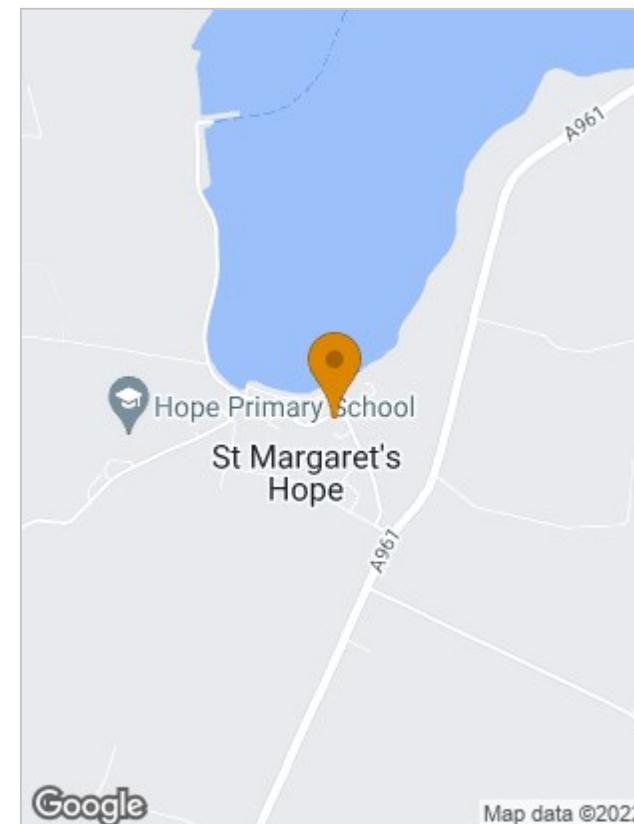
Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Watergate, Kirkwall, Orkney, KW15 1PD

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		