



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

Offers Over £155,000





Back Road

Orkney, KW17 2SP

- 2 bedrooms, both en-suite
- Enclosed rear garden
- Village centre
- Close to local amenities
- Traditional features
- Home report on K Allan Properties website

K Allan Properties is delighted to bring to the market this well presented two-bedroom town house located in the quiet village of St Margaret's Hope. This property is an excellent opportunity for those aiming to downsize, a first-time buyer or investor.

The property is well presented with a living room overlooking the main street, fully fitted kitchen, downstairs cloakroom with w/c and a beautifully positioned sunroom which overlooks the rear garden. On the upper level the property benefits from two good size bedrooms, both of which have en-suite bathrooms.

To the rear the property benefits from a spacious enclosed garden.

The property is situated in the sought-after area of St Margaret's Hope, which benefits from fantastic local amenities and fantastic transport links to Kirkwall, Stromness, and Mainland Scotland.

St Margaret's Hope has a Primary School with a school bus for secondary aged children to attend Kirkwall Grammar School.



ENTRANCE HALL	18'6" x 3'11" (5.64 x 1.2)
LIVING ROOM	13'9" x 11'4" (4.2 x 3.45)
KITCHEN	14'8" x 9'6" (4.46 x 2.9)
CONSERVATORY	12'9" x 10'0" (3.88 x 3.04)
BEDROOM 1	14'8" x 8'5" + 6'9" x 5'4" (4.48 x 2.56 + 2.06 x 1.63)
BEDROOM 2	10'0" x 9'9" (3.06 x 2.98)
BEDROOM 1 EN SUITE	7'7" x 4'3" (2.3 x 1.3)
BEDROOM 2 EN SUITE	9'8" x 4'5" (2.95 x 1.35)
ADDITIONAL INFORMATION	





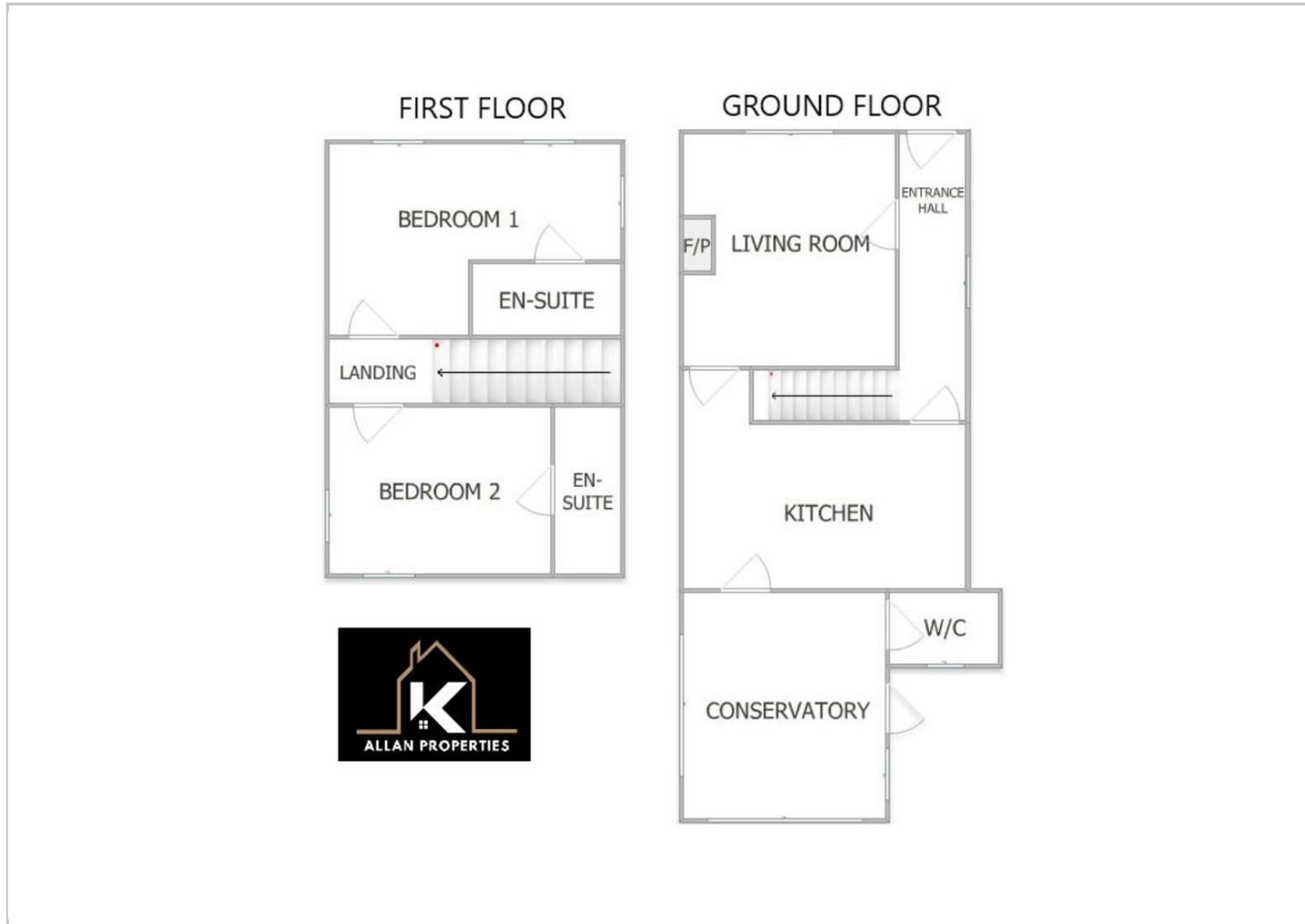
Directions





ENDLILY
An exciting
holiday for two
A beautiful beach
with a private pool
This house
has everything you
need for a
great vacation.

Floor Plans



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		

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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