



Waterview Cottage, Burray, Orkney, KW17 2SS

Offers Over £295,000

4 2 0





Waterview Cottage

Orkney, KW17 2SS

- Spectacular, panoramic sea views
- Detached 4 bedroom property
- Workshop
- Short walk to unrestricted access to the beach
- Walking distance to local primary school
- Floor plan and virtual tour can be found on K Allan Properties website
- Large garden
- WhatsApp/virtual viewings available
- Tenure: Freehold
- For more information contact K Allan Properties

K Allan Properties are delighted to present this beautifully positioned property to the market. Waterview Cottage is an impressive 4-bedroom, detached property, offering a high standard of accommodation, with breath-taking sea views towards the 4th Churchill barrier. The property comprises of 4 good sized bedrooms, one of which benefits from an en-suite shower room, spacious open plan country style kitchen/dining room, living room, sun room, bathroom, and workshop (approx. 4.7m x 2.6m).

Waterview Cottage is positioned in Burray Village, which benefits from a highly reputable primary school, village shop, hotel/restaurant, and a café.

Burray is on the main Orkney bus route, which provides a regular service.

The property has oil central heating and is presented to the market in move in condition.

Catchment area schools are Burray Primary School and Kirkwall Grammar School.

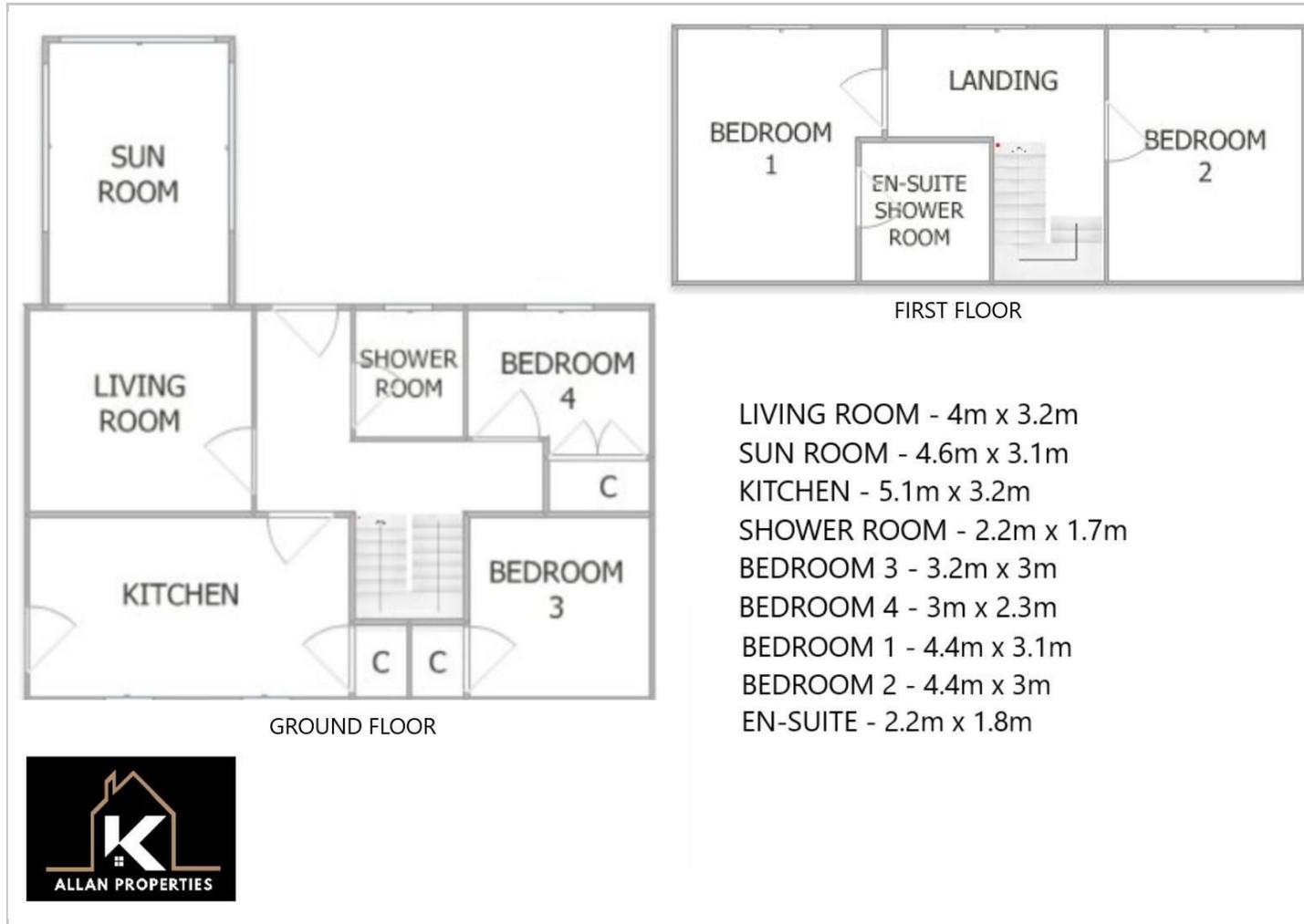




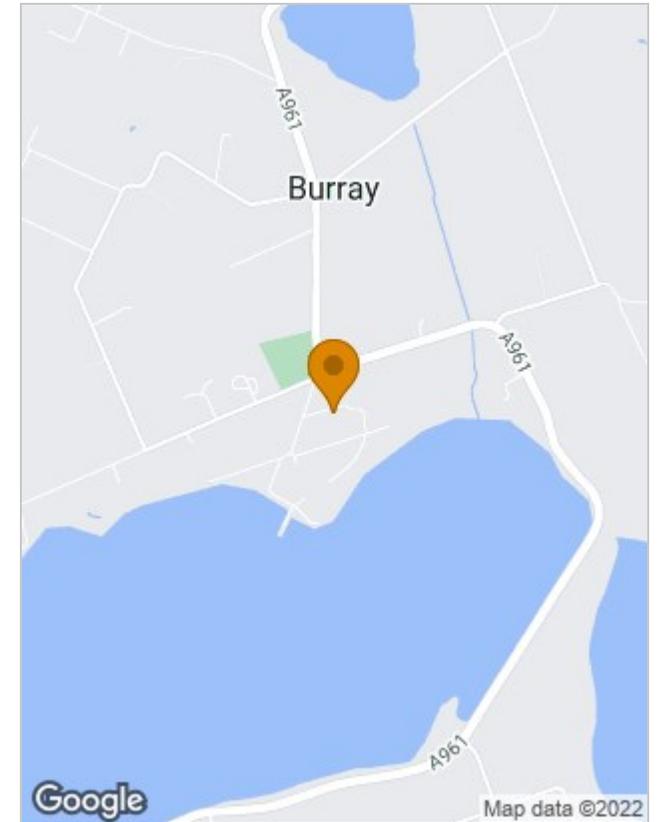
Directions



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.

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