



Rousay, Kirkdale Apartments, Evie, KW17 2PH

Offers Over £165,000

K Allan Properties are delighted to present this 19th century kirk apartment, positioned in the heart of Evie village to the market. Originally built in 1886, the kirk has been tastefully renovated and divided into 4 apartments, which are currently being used as self catering holiday lets. The Rousay apartment is the largest of the apartments and benefits from its own private entrance to the side of the kirk.

The accommodation is split over two levels with 3 spacious bedrooms, en-suite, bathroom and utility room on the ground floor level and the open plan living, dining, kitchen and cloakroom on the first floor level.

ROUSAY OPEN PLAN

LOUNGE/KITCHEN/DINING AREA (10.0m x 5.4m)

The Rousay Apartment is accessible from the side of the Kirk with its own entrance. The living space is situated on the upper level of the property. The Rousay Apartment is breath-taking with exposed beams, large church windows and a traditional stained glass window that gives this room a spectacular feeling of grandeur. A U shape fitted kitchen with integrated electric hob, oven, cooker hood, dishwasher and fridge/freezer. There is a cloakroom on the upper level with a wash hand basin and w/c. Neutrally decorated with vinyl floor coverings.

ROUSAY CLOAKROOM 6'10" x 4'7" (2.1m x 1.4m)

Practically positioned on the upper floor level close to the living area with a white wash hand basin and w/c.

ROUSAY BEDROOM 1 WITH ENSUITE 13'9" x 10'9" (4.2m x 3.3m)

A neutrally decorated and carpeted spacious double bedroom with built in wardrobes. This bedroom has the added luxury of an en-suite shower room.

ROUSAY EN-SUITE 8'6" x 4'7" (2.6m x 1.4m)

A white shower suite with wash basin and w/c. Neutrally decorated with vinyl floor covering and shower wall panels.

ROUSAY BATHROOM 9'6" x 9'6" (2.9m x 2.9m)

A spacious bathroom suite with corner shower and separate bath. Built in fitted units along with a built in w/c and sink. Neutrally decorated with a cream tiled floor and splash backs.

ROUSAY UTILITY 6'2" x 5'10" (1.9m x 1.8m)

Built in utility units with lots of storage space along with plumbing for a washing machine.

ROUSAY BEDROOM 2 15'8" x 9'6" (4.8m x 2.9m)

A neutrally decorated & carpeted double bedroom with built in wardrobes.

ROUSAY BEDROOM 3 15'8" x 7'6" (4.8m x 2.3m)

A neutrally decorated & carpeted double bedroom with built in wardrobes.

SERVICES

Electricity: Mains

Water: Mains

Drainage: Mains

Telephone: Connected

Heating: Electric

VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

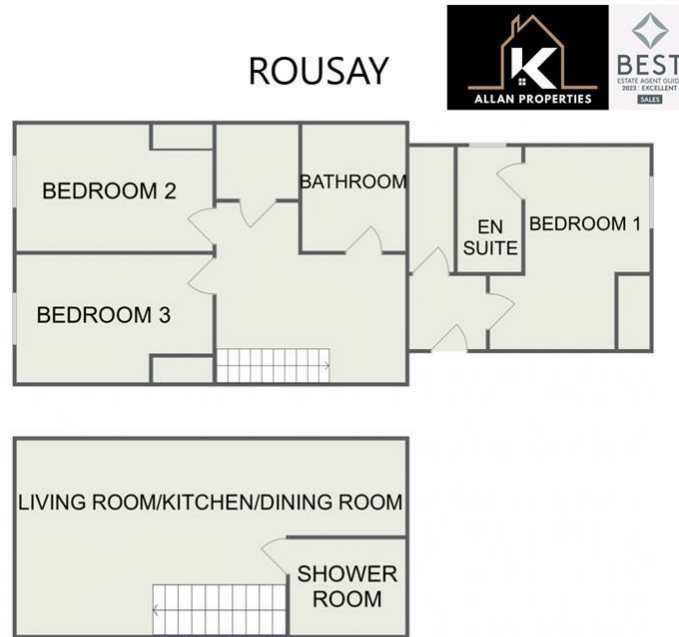
KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

Floor Plan

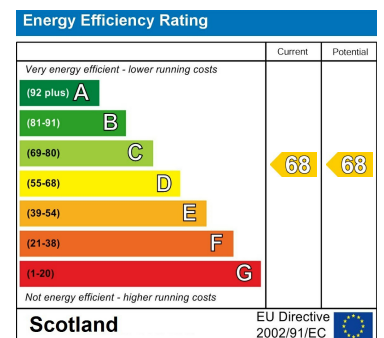


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure it's accuracy at the time of print.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: info@kallanproperties.co.uk <https://www.kallanproperties.co.uk>