



## **Bankburn, St. Margarets Hope, Orkney, KW17 2TG**

**Offers Over £375,000**

K Allan Properties are delighted to present this unique development opportunity to the market. Bankburn is a spectacular property, which has a huge amount of potential on offer.

The property is located on the outskirts of St. Margaret's Hope, close to local amenities. Currently comprising of a two-storey development with many outbuildings and a lodge positioned to the rear. The property is presented to the market in an unfinished condition and will require vision to unveil its full potential.

## ABOUT THIS DEVELOPMENT

This development offers a functional layout spread across two floors. As an empty shell the property could be amended with the correct permissions in place. The proposed plans for the main development within Blackburn is for the following, a living room, bedroom with an ensuite, kitchen and a W/C. The First floor proposal was for two large double bedrooms with en-suites and a large landing. The interior is a blank canvas and may be adaptable with the correct permissions in place.

## THE LODGE

The lodge is a well presented static caravan which has been amended to provide a comfortable standard of living. Comprising of open-plan living/kitchen, shower room, family room/dining room and two bedrooms, one with an en-suite. The lodge also has a lovely enclosed garden to the rear with access to the outbuildings.

## SERVICES

Land - Approx. 1 acre

Electricity: Mains

Water: Mains

Drainage: Septic tank

Telephone: Connected in the lodge

Heating: Electric panel heaters in the lodge.

## WHERE IS BANKBURN?

Bankburn is positioned off the main road in St. Margaret's Hope, a short drive from the Pentland Ferry berthing port with regular access to the mainland and other local amenities. The village has two pubs with food service, a bar, a local produce café and two convenience shops including a post office (with a cash facility). There is also a community garden, blacksmith, museum, art gallery and craft shop.

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

## OFFERS TO

K Allan Properties

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OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

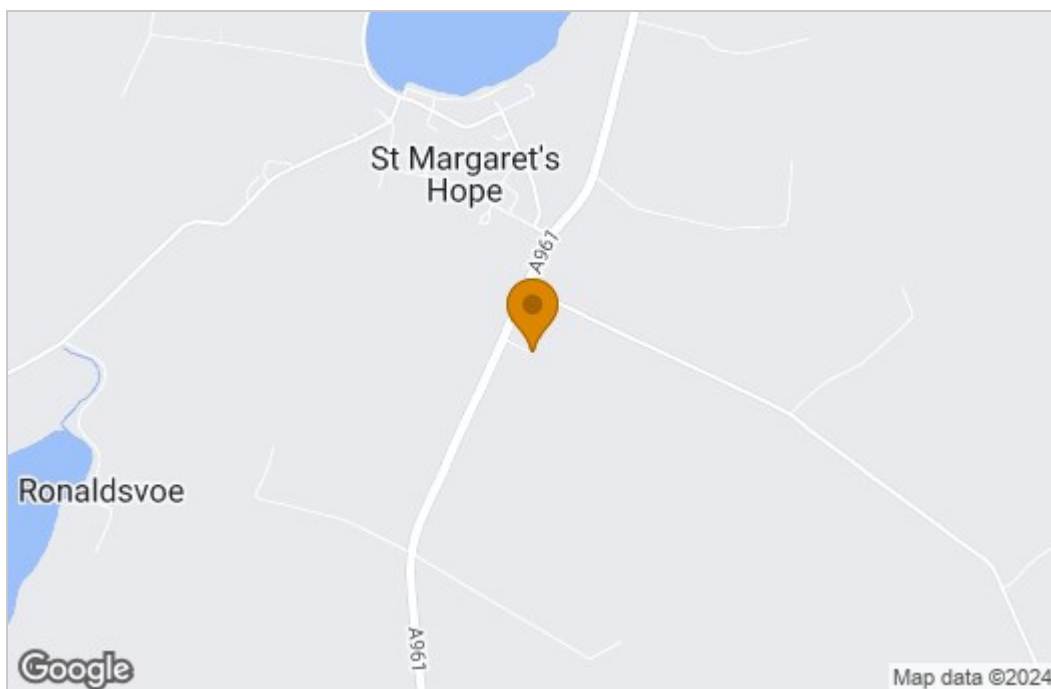
## DISCLAIMER

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



## Area Map



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.

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