



## Egilsay, Old Evie Church, Evie, Orkney, KW17 2PH

Offers Over £130,000

Located in the village of Evie, Orkney, this first-floor apartment offers a unique blend of modern comfort and historical charm. Located within the beautifully renovated Old Evie Church, originally built in 1886, and fully restored into apartments in 2016, this property is a true gem for those seeking a tranquil lifestyle in a picturesque setting.

Spanning 613 square feet, the apartment features two well-proportioned bedrooms, open plan living space and a modern shower room.

The property has been tastefully renovated, preserving its historical character while incorporating contemporary finishes. The apartment benefits from parking for one vehicle, adding to the convenience of village life.

## SERVICES

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Electric

Parking: 2 allocated parking spaces

Garden: Communal garden

Conservation area: No

Listed building: No

## COUNCIL TAX - BAND A

## EPC - BAND B

## BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

## 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

Watergate

Kirkwall

KW15 1PD

[info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

## 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.

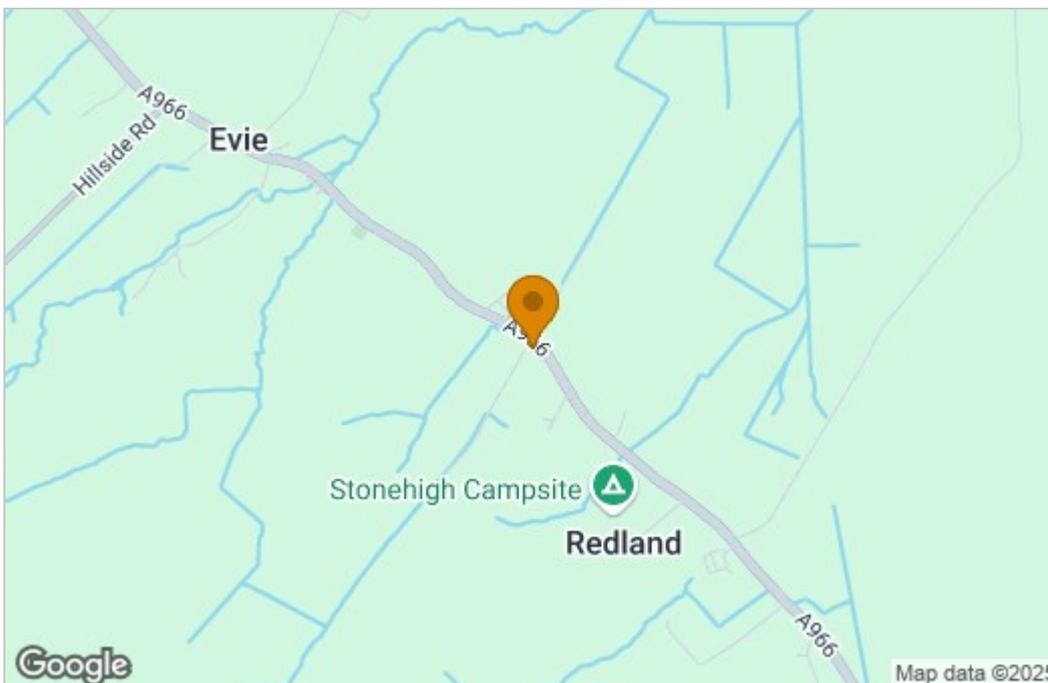
## Floor Plan

### EGILSAY



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

## Area Map



## Energy Efficiency Graph

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

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.