



## Crantit House, Kirkwall, Orkney, KW15 1RZ

Offers Over £630,000

Positioned on the outskirts Kirkwall, this remarkable property offers a unique opportunity for those seeking a substantial residential portfolio. Dating back to 1850, the estate comprises three apartments, each designed to provide additional accommodation, making it an ideal investment for both residential living and rental potential.

Set within approximately 2.47 acres of land, the property boasts stunning panoramic views towards the iconic Scapa Flow, allowing residents to enjoy the natural beauty of the Orkney Islands. The expansive grounds provide ample space for animals, outdoor activities, gardening, or simply relaxing in the serene surroundings.

The stately home itself is a testament to classic architecture, offering a blend of historical charm and modern convenience. With its spacious interiors and elegant features, it presents a wonderful canvas for personalisation, ensuring that it can be tailored to meet the needs of its new owners.

Crantit House is not just a property; it is a lifestyle choice, offering a tranquil retreat while still being conveniently located near the amenities of Kirkwall. This is a rare opportunity to acquire a piece of Orkney's heritage, perfect for those looking to invest in a property that combines history, beauty, and potential. Whether you are seeking a family home or a lucrative investment, this estate is sure to impress.

Electricity: Mains, each property has their own electric meter

Water: Mains, each property has their own water supply

Drainage: Septic Tank, all four houses share the same tank

Heating: Oil central heating , Each property has their own oil supply

Garden: Approx. 2.4 acres

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#### 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

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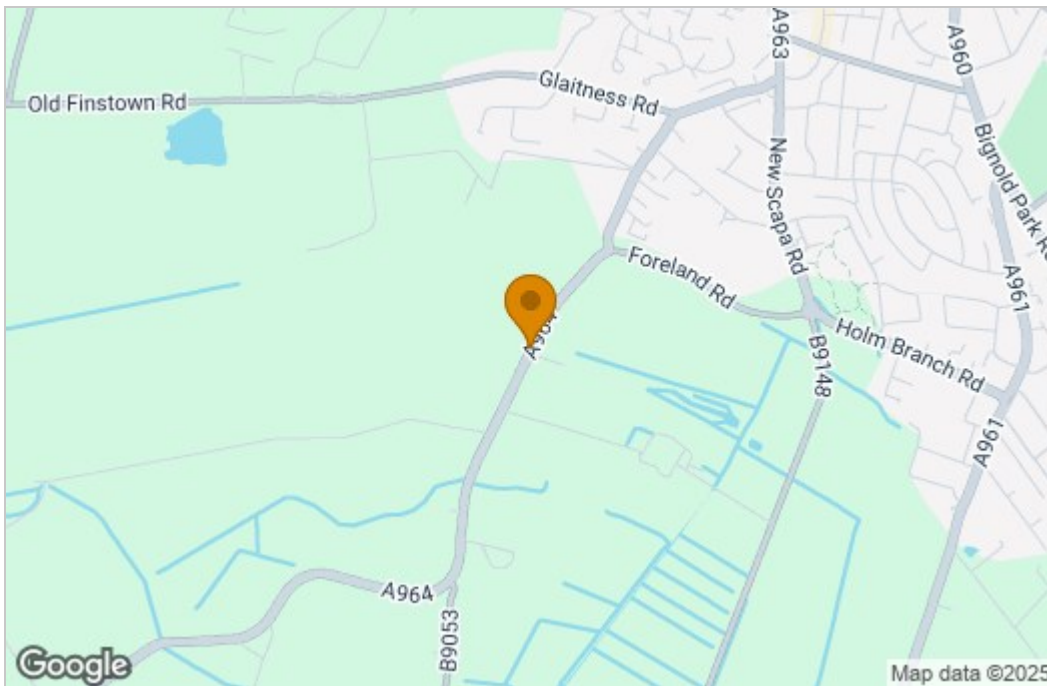
#### DISCLAIMER

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.

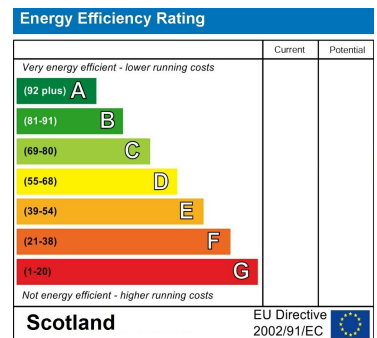
# Floor Plan



# Area Map



# 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

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