



Bea, Swannay, Orkney, KW17 2NS

Offers Over £135,000





Bea Bea

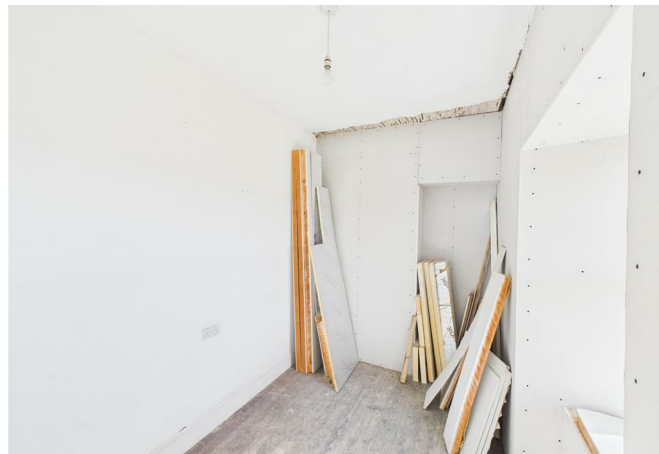
Orkney, KW17 2NS

- UNIQUE DEVELOPMENT OPPORTUNITY
- NO HOME REPORT IS REQUIRED FOR THIS PROPERTY DUE TO BEING UNINHABITABLE AS IT STANDS
- BLANK CANVAS OF OPPORTUNITY
- STATIC CARAVAN AVAILABLE WITH SEPERATE NEGOTIATIONS
- CONTACT THE TEAM FOR MORE INFORMATION
- UNINHABITABLE AT PRESENT AS THERE IS NO BATHROOM, KITCHEN OR HEATING
- READY TO PUT YOUR OWN STAMP ONTO
- SET IN A TRANQUIL MEADOW WITH BEAUTIFUL VIEWS
- BUILDING MATERIALS ON-SITE ARE BEING SOLD OFF

Welcome to Bea, Swannay, a beautiful detached property, ready for a new owner to complete the works. Dating back the the 18th century, the traditional stone build dwelling is not far off completion. Almost plasterboarded throughout, the property comprises of what could be, 3 bedrooms, a family bathroom, a ground floor w/c, living room, dining room and a kitchen.

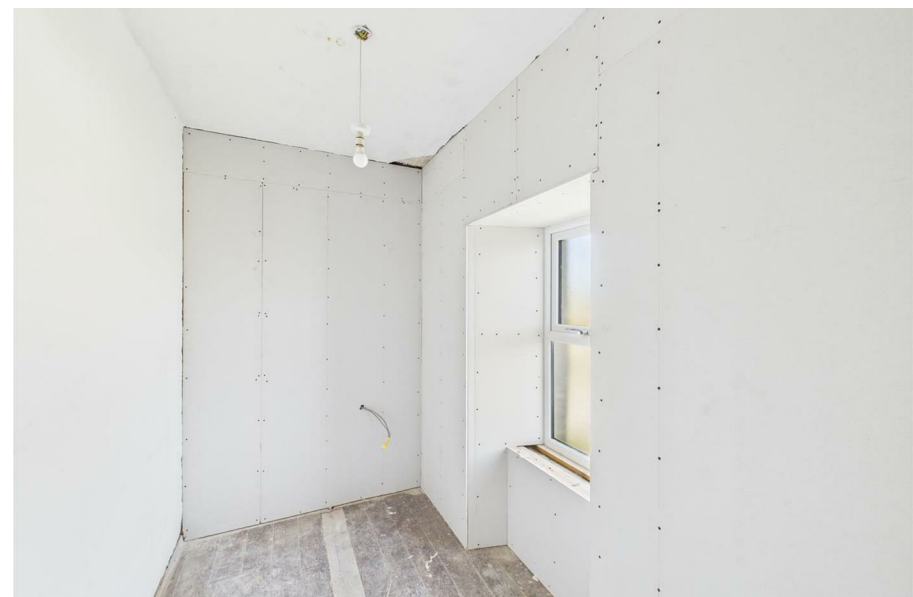
The area of Swannay is positioned on the West Mainland of the Island and is catchment area for Dounby Community School, along with Stromness Academy.

Bea is set on a main bus route, making commuting to and from Kirkwall and Stromness ideal.





Directions





Floor Plans



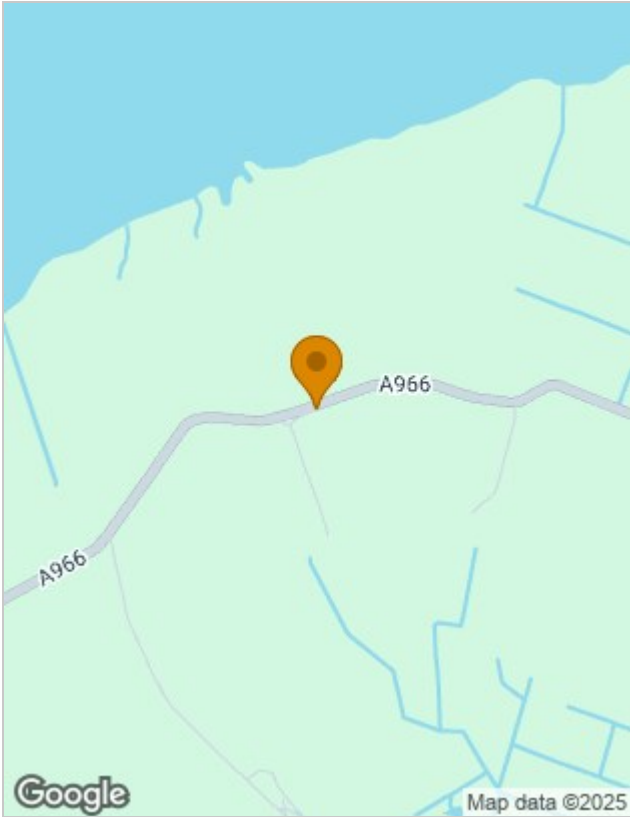
Viewing

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.

Watergate, Kirkwall, Orkney, KW15 1PD
Tel: 01856 876377 Email: info@kallanproperties.co.uk <https://www.kallanproperties.co.uk>

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	