

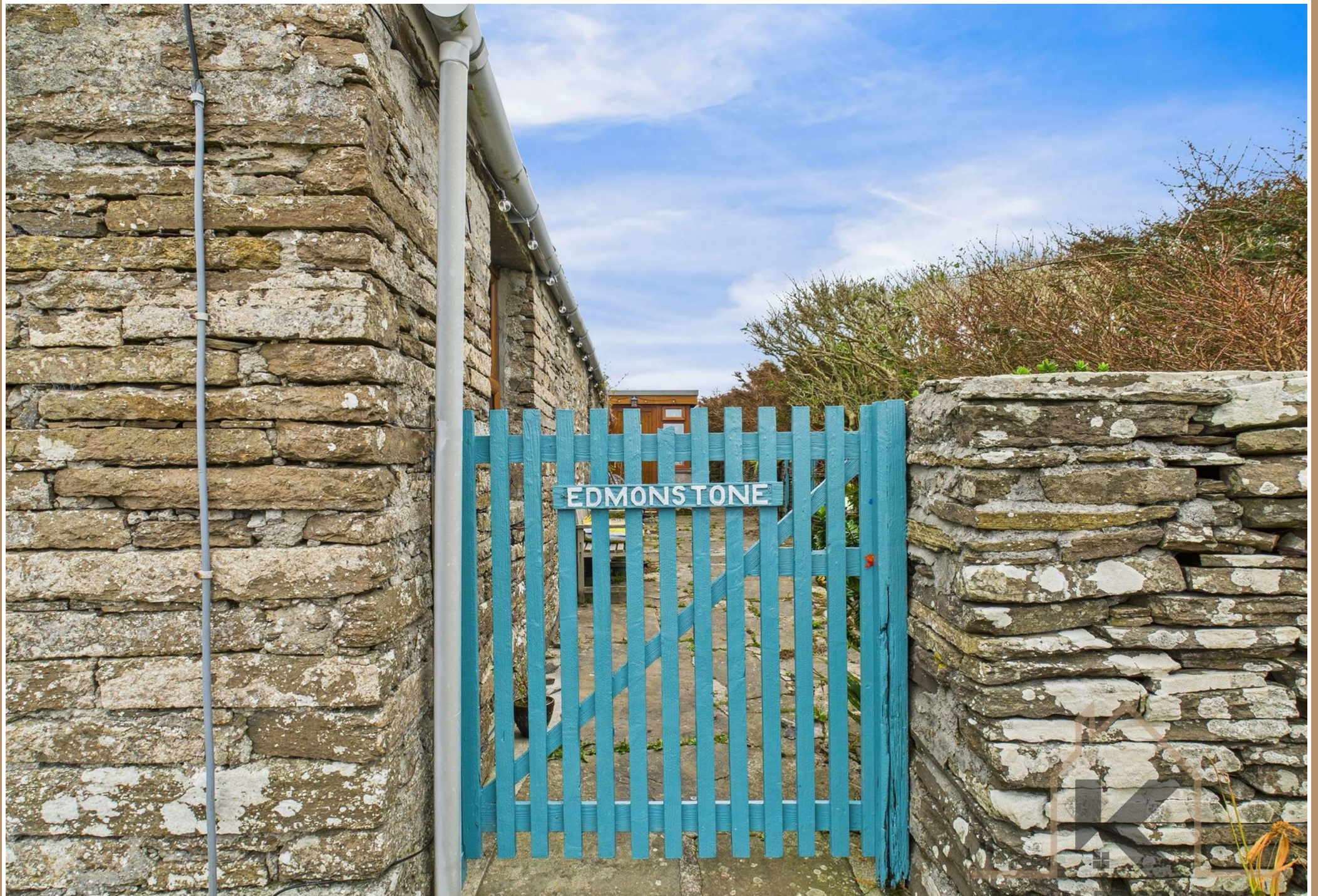


Edmonstone, Shapinsay, KW17 2EB

Offers Over £295,000



ALLAN PROPERTIES



Offers Over £295,000

Edmonstone Edmonstone

Shapinsay, KW17 2EB

- CHARMING 2 BEDROOM PROPERTY WITH STUDIO /GALLERY SPACE
- MATURE GARDEN
- INCLUDES 1 ACRE OF LAND AND 6 ACRES BY NEGOTIATION
- CONTACT THE OFFICE TO BOOK A VIEWING
- MOVE-IN CONDITION
- WORKSHOP AND OUTBUILDINGS
- VIRTUAL TOUR AVAILABLE ON OUR WEBSITE
- WHAT3WORDS LOCATION: clearing.dolly.storms

Edmonstone is a newly renovated traditional stone built 2 bedroom cottage with gallery/studio and 1 acre of land on the beautiful island of Shapinsay. This inviting home offers the opportunity for high quality accommodation on one of Orkney's most accessible islands, just 25 minutes from Kirkwall by ferry.

The spacious property has a sheltered courtyard area, mature, enclosed garden, large shed and workshop. An additional 6 acres of land to the rear of the property is available by separate negotiation.

The quiet and secluded garden attracts many species of birds and waxwings are regular visitors in winter time; over 130 different species of birds have been seen from the property.

Stylish, one-level accommodation comprises of a stunning open plan kitchen/living games area with views over the water to Gairsay, Rousay and Eynhallow; the games area would be equally as suitable as a dining space, a separate dining room, bathroom with separate shower, two double bedrooms, one with en-suite wc, and sun porch. The studio / gallery space lends itself to a number of uses, including an independent living space and can be accessed from the house or via its own outside entrance. Equally, the dining space could be easily converted to an additional bedroom.

Shapinsay is a vibrant community with primary school, gym and charity shop. There is a bar and restaurant which is very popular with locals and visitors alike. In addition to the regular ferry service, an out of hours ferry runs 6 – 7 nights a week allowing evenings on the Mainland for nights out or sporting events. E-bikes are available to hire on the island at minimal cost.





Directions





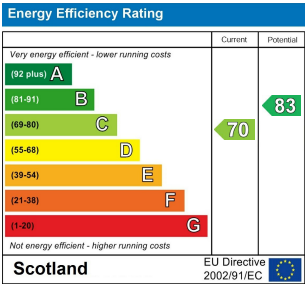
Floor Plans



Location Map



Energy Performance Graph



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.