



Cressex Lodge, St. Margarets Hope, , KW17 2RN

Offers Over £135,000

K Allan Properties are pleased to offer Cressex Lodge, a modern and thoughtfully laid out one-bedroom bungalow, positioned in a tranquil rural setting with outstanding sea views across to neighbouring islands.

Cressex Lodge has accessibility and comfort at its core, presenting an excellent opportunity for owner occupation, downsizing, holiday accommodation or investment use. The property further benefits from excellent energy efficiency and year-round comfort, with air source heating, high-performance insulation, and a sunroom designed to act as a passive thermal heat source, helping to naturally retain and distribute warmth.

The property is arranged entirely on one level and includes an entrance hall, open-plan kitchen, dining and lounge area, bright sunroom which enhances heat retention and natural light, double bedroom and fully accessible wetroom.

Neighbouring Property

Cressex Lodge is offered for sale on its own, or together with Eastward House, a converted Kirk next door, giving buyers flexibility depending on their needs:

<https://www.kallanproperties.co.uk/property-for-sale/eastward-house-and-cressex-lodge-st-margarets-hope-orkney>

Location

Located approximately 5 miles from St Margaret's Hope, the property enjoys a peaceful countryside position while remaining conveniently near local amenities including shops, the Primary School, transport links, and the Pentland Ferry terminal.

SERVICES

Electricity: MAINS

Water: MAINS

Drainage: PRIVATE TREATMENT PLANT

Heating: AIR TO AIR

COUNCIL TAX -BAND A

EPC - BAND C

VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

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 first received this award in 2023 for sales and are delighted to have been recognised for our high standard of work every year since.

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, while receiving the best customer

service, we would love to help.

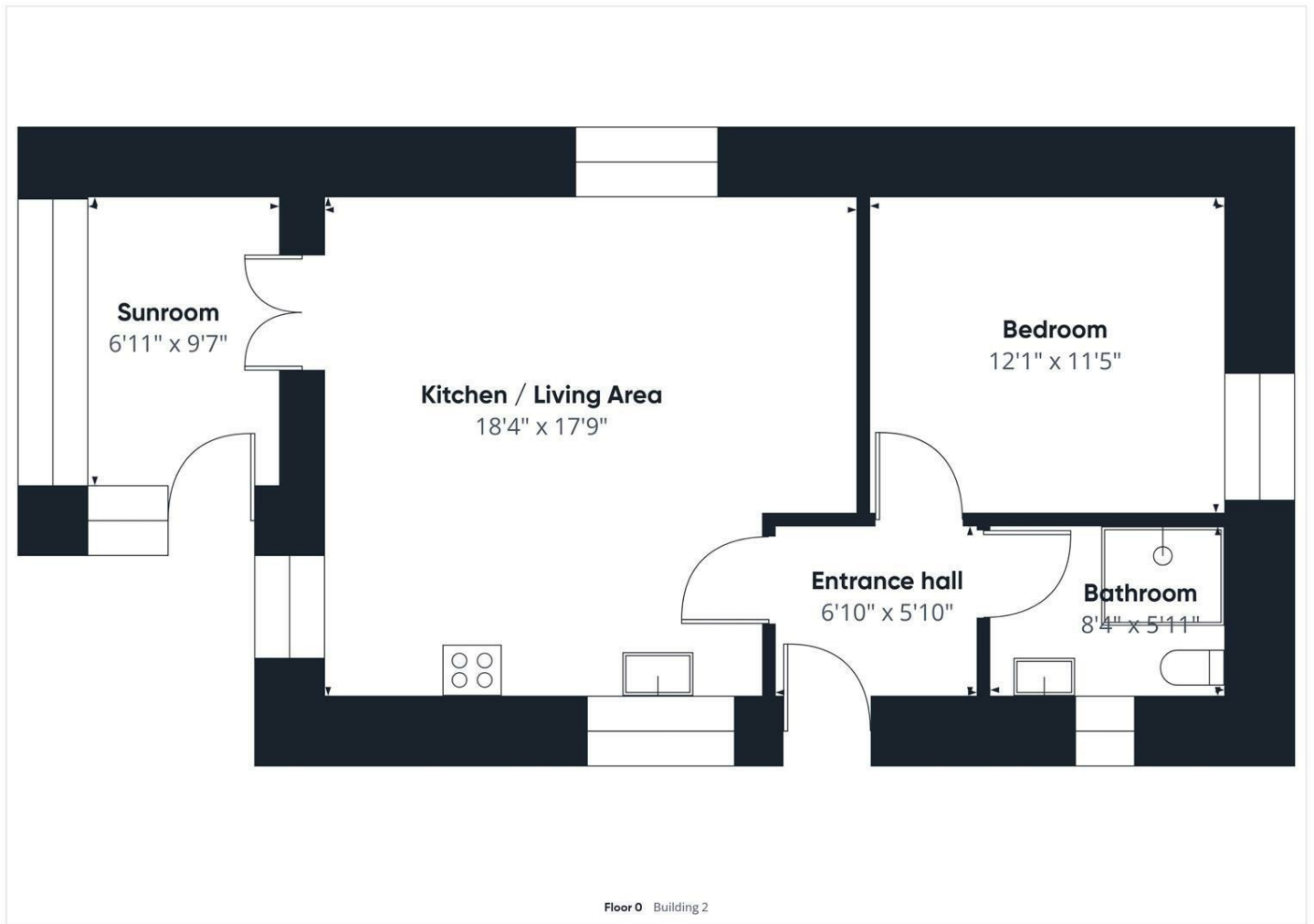
ANTI MONEY LAUNDERING LEGISLATION

As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us, as selling agents, to perform various checks on the property buyers. We will require certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion until these requirements have been fully satisfied.

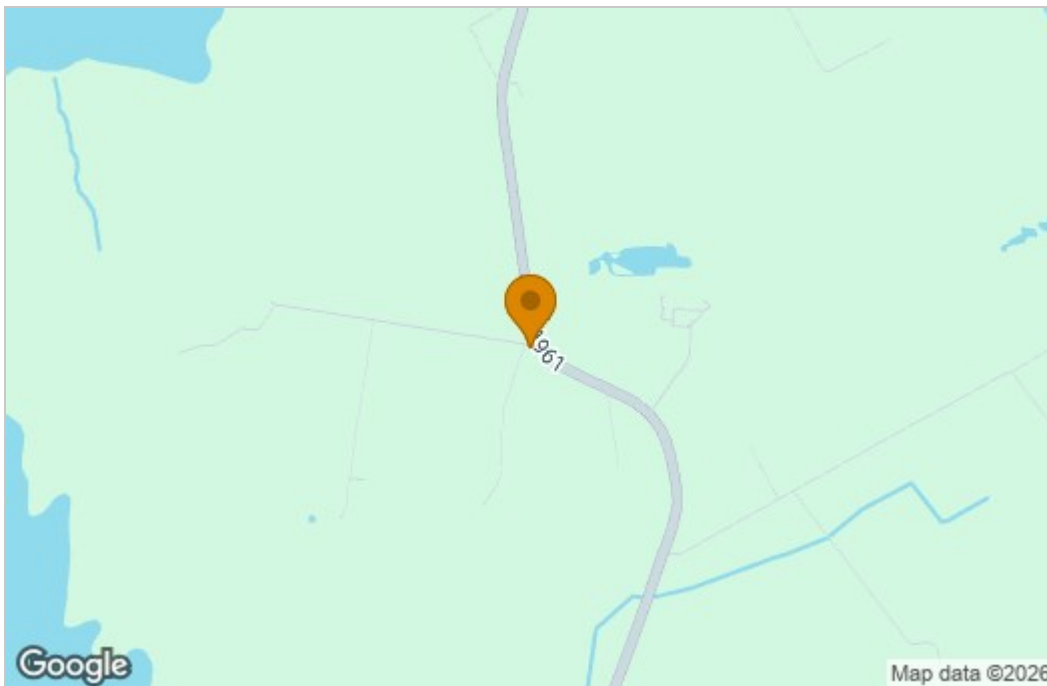
DISCLAIMER

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, water services or any appliances. Photographs may have been taken with a wide-angle lens.

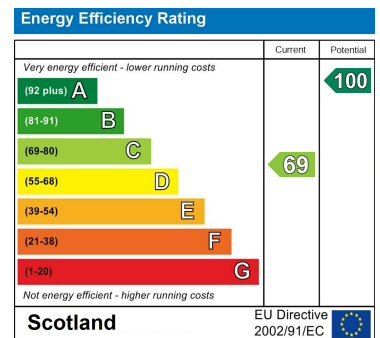
Floor Plan



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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