



Springquoy, 7 West Links, Burray, Orkney, KW17 2SS
FOR SALE – Offers over £240,000



Springquoy, 7 West Links, Burray

- Detached bungalow
- Air to air source heating supplemented with under floor heating and infra-red panel heaters
- uPVC double glazed windows and external doors
- Bright décor throughout
- Large, detached, utility garden room
- Generous gardens with bespoke sheds and entertainment areas
- Move in condition

Springquoy is a modern detached bungalow which is well-presented and maintained to a high standard throughout. The property is set in a large plot which is laid to lawn with a graveled driveway and parking area with space for multiple cars. Nestled in the Village of Burray, Springquoy offers peaceful and modern accommodation and enjoys fantastic gardens with areas for entertainment and relaxing.

Springquoy presents move in condition accommodation with bright décor and fantastic flow throughout the property. The property has super-fast broadband which makes this a great property to work from home.

Situated in Burray Village, Springquoy is close to local amenities including the renowned Sands Hotel and Restaurant, Village Hall, Play Park and Primary School and is only few is a few minutes' walk from the shoreline. Kirkwall with its more extensive amenities is approximately 11 miles away.

There may be potential for another building plot, subject to obtaining the relevant Local Authority consents.

Springquoy would make a perfect family home and we highly recommend viewing to see the full potential this stunning property has to offer.



Entrance and Porch

Entrance through uPVC exterior door. Cloakroom cupboard and corner built in unit. Tiled flooring. Access to hallway.

Hallway

Tiled flooring. Underfloor heating. Loft access with pull down ladder. Access to living room, kitchen/dining room, bedrooms, bathroom and entrance porch.

Living Room

Located at the front of building with views over garden. Three windows to front and side. Infra-red panel heaters. Carpet flooring. Access to hallway.

Kitchen and Dining Room

Positioned to the rear of property. Nobilia modern floor and wall mounted units with good run of worktop space and excellent storage. Siemens integrated fridge/freezer, dishwasher and space and plumbing for washing machine. Electric integrated oven with ceramic induction hob and modern extractor canopy above. Belfast style resin sink with black and brass mixer tap. Nook area with seating that opens up for storage and a dining table that can be moved easily on castors. Window with view over side garden. Tiled flooring with underfloor heating.



Bathroom

Located at the rear of property. Wall mounted hand basin with black mixer tap. Bath with wet wall paneling surround and shower over. W.C and wash hand basin set in a useful vanity unit with feature mirror above. Built in shelving. Extractor fan. Heated towel rail. Tiled flooring with underfloor heating Access to hallway.

Bedroom 1

Double bedroom located at the front of the property. Infra-red radiator. Carpet flooring. Access to en-suite and hallway.

En-suite

Large shower enclosure with black electric shower fittings. W.C. Wash hand basin set in vanity unit with feature mirror above.

Bedroom 2

Located at the rear of the property, this is a double bedroom which could also be utilised as an office. Infra-red panel radiator. Removable open hanging space for clothes. Carpet flooring. Access to the hallway.



Gardens and Outbuilding

Large, sheltered gardens with lawns and entertainment areas. The elevated decking area has all day sunshine and there is an attractive shed that is set up as a bar.

The seating area has the addition of a fire pit and is located close to the bar shed. The additional small shed is perfect for storage and has a power source.

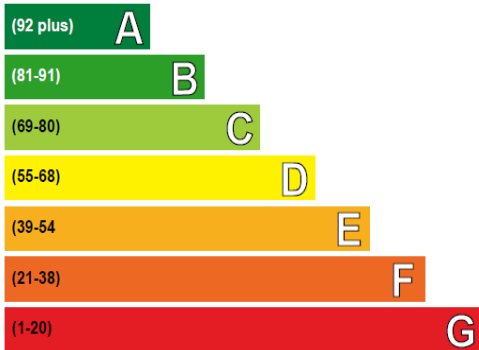
A large, detached utility garden room offers generous storage, with shale floor and would be amazing for a keen gardener to assist in propagation. There are large planters for the keen vegetable gardener and established borders that have attractive sleepers. The driveway offers views down to the sea and has space for multiple cars and an external wooden gate that encloses the property.



EPC

Floor Plan

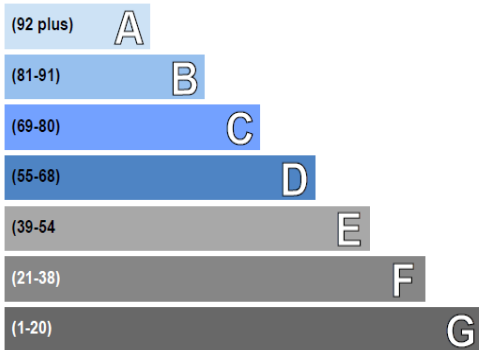
Very energy efficient - lower running costs



Current	Potential
	104
65	

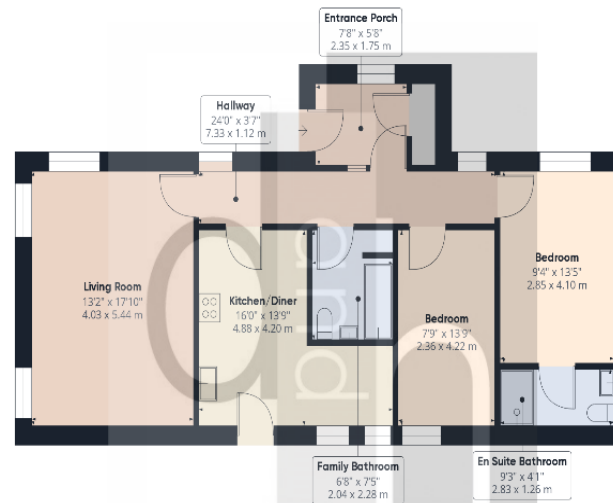
Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions

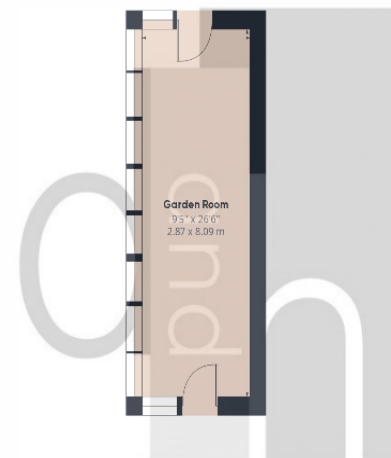


Current	Potential
	103
68	

Not environmentally friendly - higher CO₂ emissions



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1132.59 ft²
105.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

COUNCIL TAX

The subjects are in Band C. The Council Tax Band may be re-assessed by the Orkney Island’s Council when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band D (65)

SERVICES

Mains electricity and water with drainage to private septic tank.

FIXTURES AND FITTINGS

Floor and window coverings and integrated white goods are included in the sale. The washing machine and bar fridge are not included in the sale.

PRICE

Offers over £240,000 are invited.

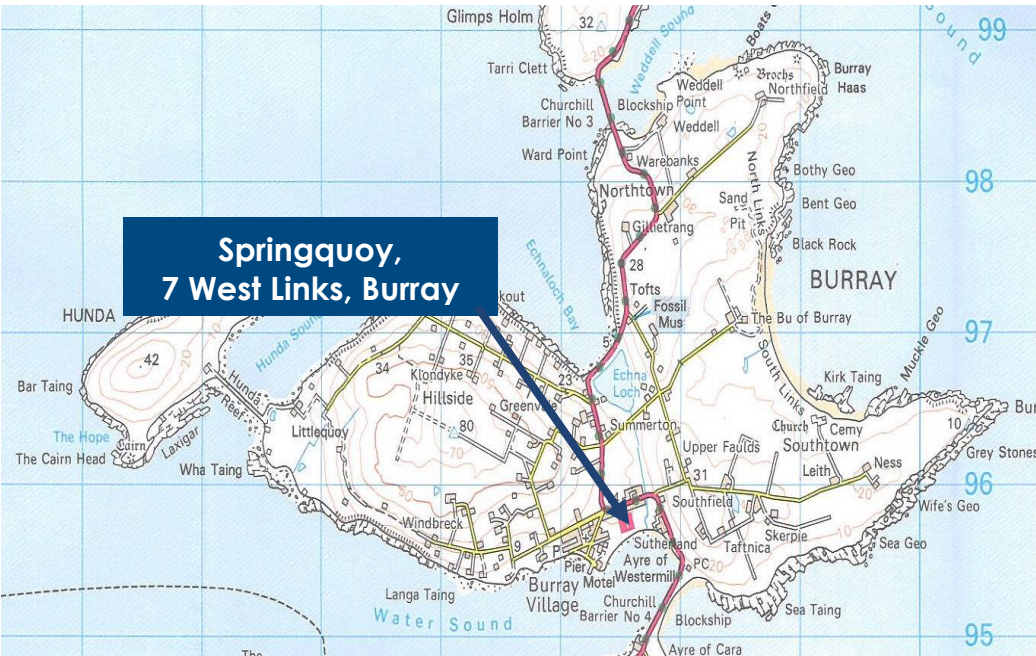
VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01856 872 216

Email: hello@dandhlaw.co.uk

***All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property in May 2024 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.