



Rulinvoe, 2 Balfour, Shapinsay, KW17 2DX  
**TO LET – £525 per calendar month LARN: - LARN2308001**



## Rulinvoe, 2 Balfour Village

Shapinsay, Orkney, KW17 2DX

- Terraced "C" listed property
- Newly modernised throughout to a high standard
- Under Floor heating and Air to Water
- Front garden with sea views
- Affordable & spacious family home
- Double glazed wooden/uPVC windows
- Separate large garden located across from property
- Landlord Registration 1395194/330/31032

**EPC will be carried out on completion of renovation works and will be provided prior to let commencement.**

The property is situated in the picturesque Balfour Village Conservation Area on the popular inner island of Shapinsay, with a population of around 300. Shapinsay offers a rural island lifestyle with the benefit of a regular ferry service to Kirkwall with an approximate journey time of 25 minutes.

Local amenities include Shapinsay Community School (Nursery to Primary 7), doctors surgery, Healthy Living Centre, Community Centre and well stocked local shop. There is an excellent community spirit on Shapinsay with a range of local events and activities to engage in.

2 Balfour Village is owned by Shapinsay Development Trust as part of the islands initiative to provide affordable family housing to assist with the development of a sustainable island community. Priorities of the project include increasing the school roll and a contribution to the economic development of the island.



### Ground Floor:

#### Entrance Porch

Entrance door and glazing, to be decided if this stays by planning.

#### Living Room

Situated at the front left of the property, under floor heating, carpet flooring with access to utility room and stairs

#### Kitchen and Dining Area

Positioned to the front right of the property, under floor heating, vinyl flooring, newly fitted kitchen with built in units including dishwasher with access to utility and stairs.

#### Rear Hallway

External door to rear yard, underfloor heating, vinyl flooring and access to bedroom and shower room.

#### Shower Room

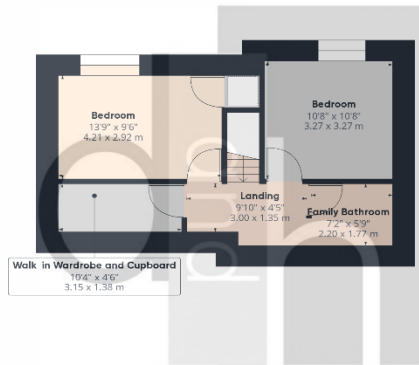
Located at the rear of the property, underfloor heating, vinyl flooring, newly fitted with shower cubicle with mains shower, pedestal sink and W.C. Access to utility room.



# Floor Plan



Floor 0



Floor 1



### Approximate total area<sup>m</sup>

1128.27 ft<sup>2</sup>  
104.82 m<sup>2</sup>

### Reduced headroom

10.26 ft<sup>2</sup>  
0.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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## Bedroom 1

Positioned to rear of property, under floor heating, carpet flooring and access to utility and shower room.

## First Floor:

## Bedroom 2

Located at the front of property, air to water heating with carpet flooring. Walk in wardrobe/cupboard.

## Bedroom 3

Situated at the front of property, air to water heating with carpet flooring.

## Family Bathroom

At the rear of property without window and air to water heating, vinyl flooring, Bath with mains shower over, pedestal sink and W.C, mains heated towel rail. Access to landing.

## Additional Information:

Upstairs Hallway has a large cupboard. Front of property with excellent sea views. Close by a large garden that is optional. Floorplan measurements will vary slightly due to insulation is missing and will be added to internal walls when completed.

Mains electricity, water & drainage

## Council Tax Band: B

Applications are sought from families that align with the Shapinsay Development Trust community priorities - further information available on request.



## Tenancy Agreement

The property is available to rent by way of a Private Residential Tenancy Agreement. Interested parties will be required to complete an application form and referencing. No pets or smoking without the landlords prior written consent.

### Rent

£525 Per calendar month, payable monthly in advance.

### Deposit

A deposit of £525 is required.

### Furnishings

Part Furnished to include electric oven / hob, dishwasher and other appliances to be confirmed.

### Utilities

The tenant is responsible for paying all utility costs & council tax.

### Viewing

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

**Branch:** **d and h**  
**56a Albert Street, Kirkwall, Orkney, KW15 1HQ**

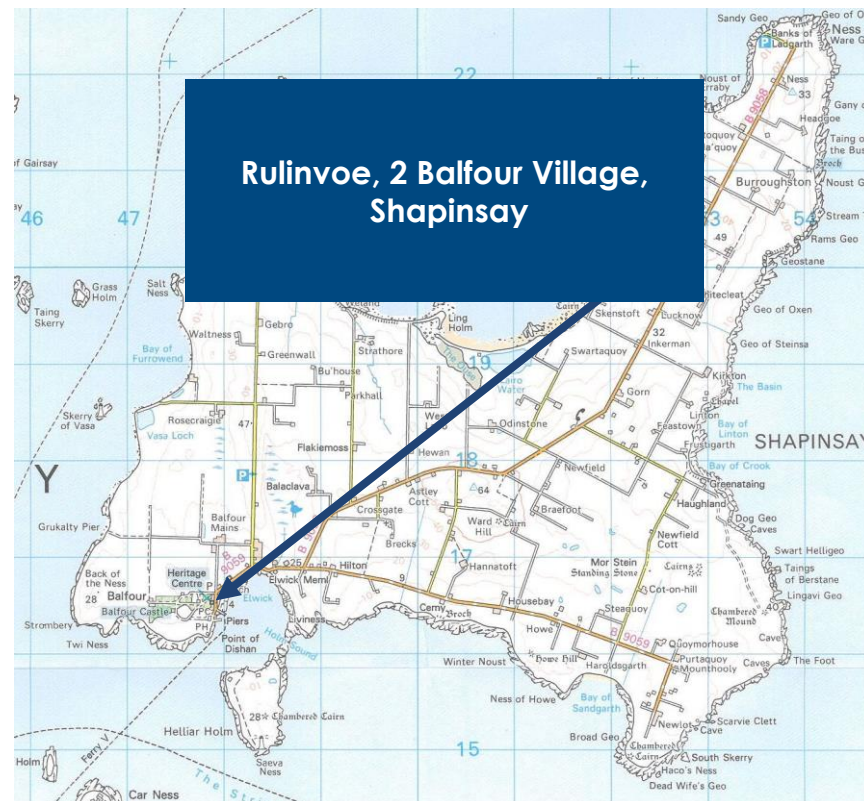
**Telephone:** 01856 872216

**Email:** [enquiries@dandhproperty.co.uk](mailto:enquiries@dandhproperty.co.uk)



[www.dandhlaw.co.uk/property](http://www.dandhlaw.co.uk/property)

Letting Agent Registration - LARN2308001



NOTES - These particulars have been prepared following inspection of the property 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.