



Kilindini & Bristol, Bristol Road, Quoyloo, Sandwick,
Orkney, KW16 3LY

FOR SALE as a whole or in 2 lots LOT 1: Offers over £255,000 LOT 2: Offers over £80,000



Kilindini & Bristol, Bristol Road, Quoyloo, Sandwich

- Detached bungalow
- Tranquil location
- Unobstructed views over hills, sea and countryside.
- Electric storage heaters supplemented with open fireplace with back boiler to radiators
- Land approx. 1 acre (0.405 hectares)
- uPVC double glazing
- Generous, mature garden grounds
- Attached garages
- Further detached property, in disrepair, which could be suitable for renovation or, for a one for one build, subject to local authority consents

Lot 1:

Kilindini is a spacious, detached, three bedroom bungalow set in a tranquil location with fantastic views over countryside, sea and neighbouring land.

This property boasts generous private garden grounds and includes an attached single garage with a useful storage room. Land extending to approximately one acre is located to the front of the property and this allows fantastic, uninterrupted views.

Lot 2:

Bristol is a derelict, detached property which has an attached garage and stone building in gardens. Bristol needs full renovation to brought back to its former glory or, may be suitable for a one for one replacement build, with appropriate planning consents.

There is a convenient general store and post office close by. The towns of Kirkwall and Stromness are approximately 18 and 8 miles respectively and provide excellent independent shopping and dining experiences along with onward transport by ferry from both towns to and from the Scottish Mainland.

For families with school age children, primary schooling is provided at Dounby Community School with older children attending Stromness Academy.



Kilindini

Entrance Porch

Located at the front of property with coat hooks. Carpet flooring. Access to hallway.

Hallway

Situated in the middle of property and leading off entrance porch. Decorative glass and wood framed wall. Large built in cupboard located next to the kitchen. Electric storage heater. Carpet flooring. Access to living room, kitchen, bedrooms, shower room and entrance porch.

Living Room

Positioned at the front of property, a light filled room with fantastic views. Decorative open fireplace and hearth with back boiler to radiators (not currently in use). Carpet flooring. Access to hallway.

Dining Room

Located at the rear of property with good views over gardens and farmland. Leading off the kitchen making it perfect for family entertaining. Electric storage heater. Vinyl flooring.

Kitchen

Situated towards the rear of the property with views over gardens and farmland. Good light and flow into dining room. Ample floor and wall mounted units with good run of worktop space. Stainless steel sink with mixer tap and drainer. Space for cooker with stainless steel back splash above. Space for further white goods. Large built in storage cupboard housing electric boards. Electric storage heater. Vinyl floor. Access to dining room, hallway and door to garden.

Shower Room

Located in the rear with privacy glazed window and neutral decor. WC. Wash hand basin. Electric shower with wet wall paneling surround. Hand rails. Radiator. Towel rail. Wet room flooring. Access to hallway.

Bedroom 1

Double Bedroom which is located at the front of property and is light filled with views over gardens. Large built in cupboard. Radiator. Carpet flooring. Access to hallway.

Bedroom 2

Double bedroom positioned at the rear with views over gardens. Large built in cupboard. Radiator. Carpet flooring. Access to hallway.



Bedroom 3

Situated at the front of property with views over gardens. Radiator. Carpet flooring. Access to hallway.

Attached Garage

Electric, up and over garage door and storage room with a uPVC window and door located at the rear of garage. Access to drive and gardens.

Bristol

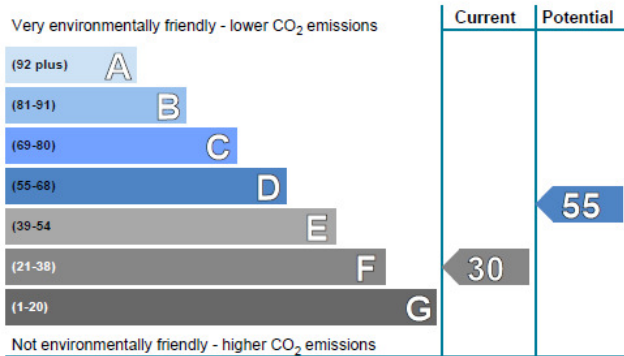
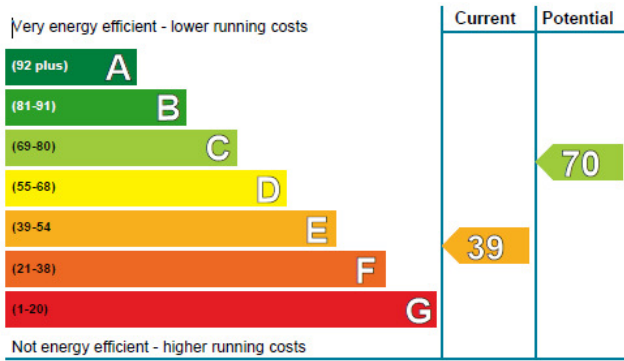
Attached garage currently used as a workshop. Double, timber sliding door access doors to front, and internal single door access to interior of Bristol. Space could be utilised as workshop area depending on needs. Concrete flooring. Access to house, gardens and parking. Small detached stone outbuilding.

Gardens and Land

Generously sized, mature garden grounds to both properties with fantastic, panoramic views over farmland to the sea. Gardens are laid mainly to lawn with mature shrubs and a paved pathway.



EPC



Floor Plan



COUNCIL TAX

Kilindini is 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 E (39)

SERVICES

Mains electricity and water. Private septic tank.

FIXTURES AND FITTINGS

Floor and window coverings are included. 2 Fridge Freezers and Electric Cooker are excluded in the sale price. Furniture and moveables are available by seperate negotiation.

PRICE

Lot 1: Offers over £255,000 to include Kilindini and approximately 1 acre of land located to the front of the property.
Lot 2: Offer over £80,000 to include Bristol and garden grounds.

VIEWING

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

Telephone: 01856 872216

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 June 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.