



Morven House, School Road, Papa Westray, Orkney, KW17 2BU
TO LET – £515 per calendar month LARN: LARN2308001



Morven House, School Road, Papa Westray, Orkney, KW17 2BU

- Island location within walking distance of school and local amenities
 - Air to air heating with heat pump, controllable panel heaters and wood burning stove
 - South facing garden laid to grass, with drying area and parking place
 - Good views over farmland, towards the Loch of St Tredwell and beyond
- Deposit £515.00
 - Council Tax – Band B
 - EPC D (68)
- Neutral décor and unfurnished
 - UPVC double glazing throughout
 - Electric hot water system

Morven House is a one and half storey, stone built detached property with 2/3 bedrooms and views over open farmlands towards St Tredwell's Loch. The property is conveniently located in the centre of Papa Westray, within walking distance of the Island's school and other local amenities. Morven House is part of the Papay Development Trust's mission to attract young families to Papa Westray with a view to increasing the primary school roll, filling skills gaps and supporting provision of local care and fire and rescue services.

Papa Westray, locally known as 'Papay', is one of the smaller Orkney Islands with a population of around 80-90 people. It has a vibrant small community with a primary and nurse school, community shop, NHS surgery, small airport and ferry terminal. Transport connections to Papay operate mainly through Kirkwall, with regular direct flights and ferry services throughout the week. There is also flight and ferry connections to the Isle of Westray.

Landlord Registration: 370331/330/27501



Ground Floor

Entrance Porch and Front Hallway

The entrance of the property leads to all ground floor rooms and the stairs.

Living/Dining Room

This room has been fitted with a wood burning stove and surround, dual aspect windows with 1 window West facing and the other South facing. This allows for natural light to flow and boasts beautiful views over the farmlands and Loch. Modern laminate flooring. The area is large enough to fit a dining table and chairs.

Kitchen

The kitchen has been fitted with floor and wall units, stainless steel sink and drainer, integrated electric hob and oven. There is the added extra of a built in pantry. Dual aspect windows with 1 window West facing and the other North facing, allowing for natural light to flow.

Back Porch and Hallway

This leads to the utility area, bathroom and front hallway.

Utility

Situated next to the bathroom and has been fitted with plumbing for a washing machine.

Bathroom

The bathroom has been fitted with a 4 piece suite comprising a WC, wash hand basin, bath and separate shower enclosure with an electric shower. Heated towel rail.

Bedroom 3/Sitting Room

Double aspect room suitable as a third bedroom or a separate sitting room.

First Floor – accessed by timber stairs with half landing leading to bedrooms 1 and 2

Bedroom 1

Fitted with a dormer window, providing excellent views towards St Tredwell's Loch and further to the Isle's of Eday and Westray.

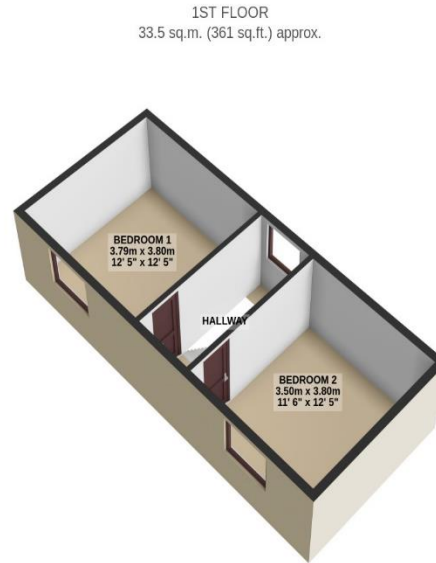
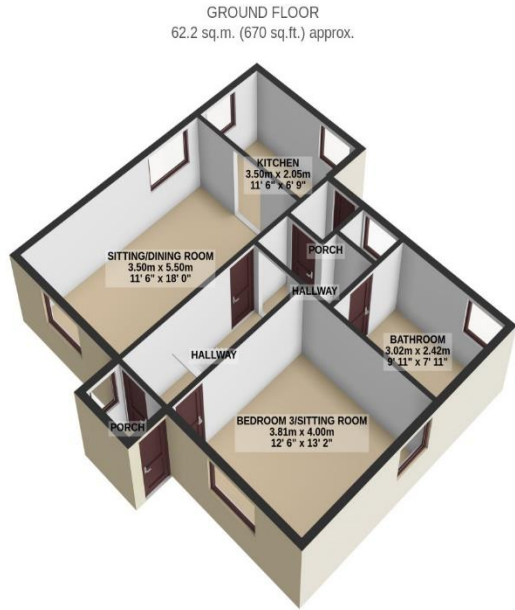
Landing

Fitted with a skylight and built in cupboard.

Bedroom 2

Fitted with a dormer window, providing excellent views towards St Tredwell's Loch and further to the Isle's of Eday and Westray.

Floor plan



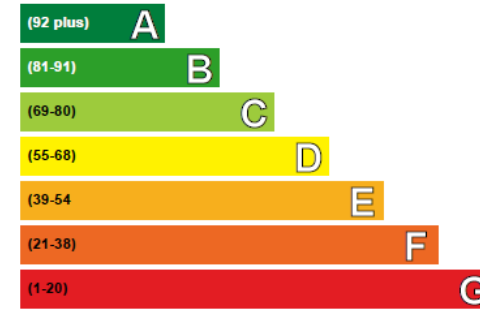
TOTAL FLOOR AREA : 95.8 sq.m. (1031 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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EPC

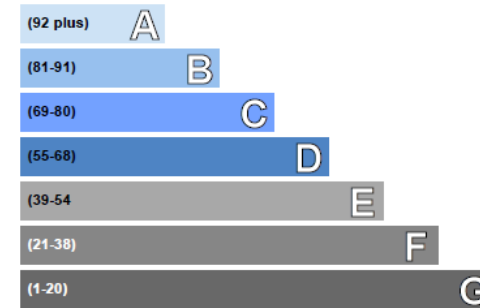
Very energy efficient - lower running costs



Current	Potential
	86
68	

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
	87
70	

Not environmentally friendly - higher CO₂ emissions

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 for and referencing. No pets or smoking without the landlord's written consent.

RENT

£515 payable monthly in advance.

DEPOSIT

A deposit of £515 is required.

FURNISHINGS

Property is to be let unfurnished.

UTILITIES

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

VIEWING

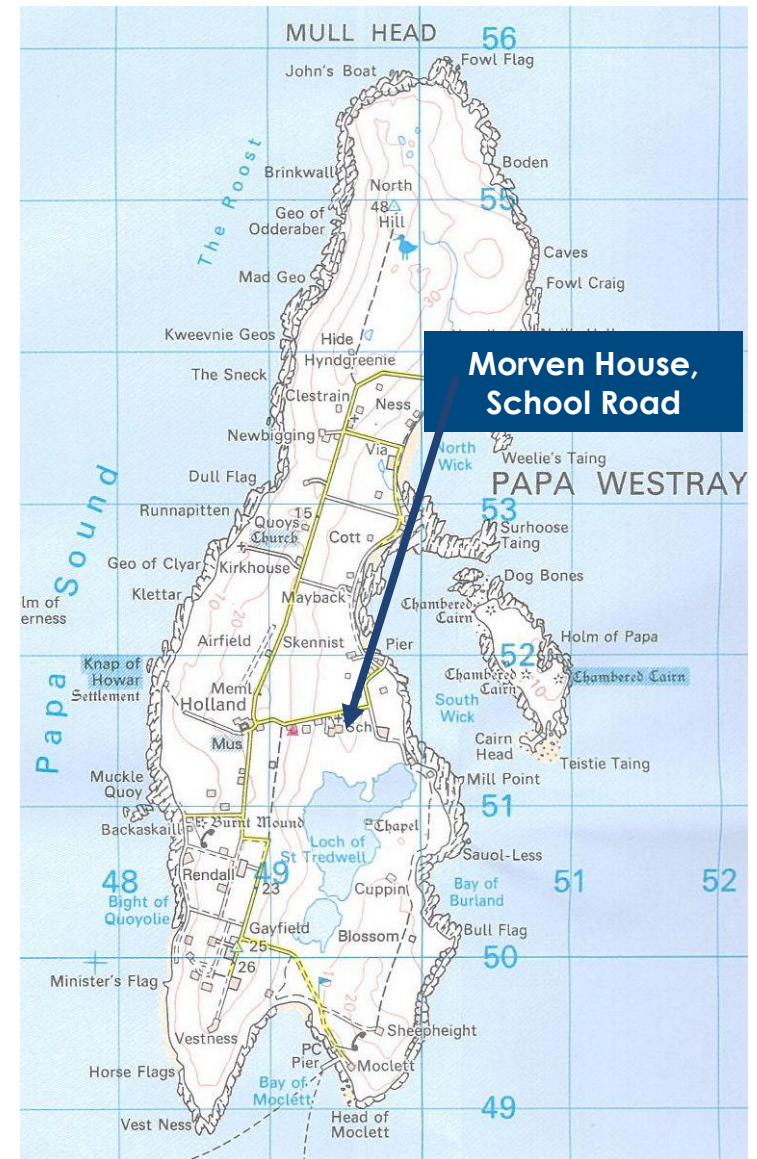
All viewings to be arranged by appointment only through d and h as the sole letting agent:

Telephone: 01847 894379

Fax: 01856 872483

Email: hello@dandhlaw.co.uk

*All viewings are conducted at the viewers own risk.



NOTES - These particulars have been prepared following inspection of the property on the 20 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.