



Breckan Cottage, Pierowall, Westray, KW17 2DW
FOR SALE – Offers over £145,000



Breckan Cottage, Pierowall, Westray

- Detached Bungalow
- Electric Storage and Panel Heaters
- uPVC double glazed windows
- Located at the stunning Bay of Pierowall
- Generous garden grounds with driveway parking

Breckan cottage is a detached 2-bedroom bungalow offering light filled accommodation, with neutral décor throughout.

The property is situated on a large plot, which is bounded by a mix of traditional dry stone dyke and harled walls. There is a gravel driveway and parking area along with a wooden shed.

Nestled in Pierowall Bay in the village of Pierowall with sea views to the front and open countryside views to the rear this property could become a perfect family home.

Westray, is known as the 'Queen of the Isles' one of Orkney's largest outer isles and is connected to the Orkney mainland by ferry and air services. The amenities on the island include a primary and junior secondary school, hotel, swimming pool, general stores, a post office and medical centre. There are also several beautiful beaches.

We highly recommend viewing to see the full potential this detached property has to offer.



Entrance and Hallway

Entrance through timber exterior door located at the front of property and leads into hallway. Walk in cupboard. Floor cupboard housing electric boards. Loft hatch. Access to all rooms.

Living Room

A light filled room located at the front of the property with great views over gardens and sea. Access to hallway.

Kitchen

Positioned to the rear of property. Ample floor mounted units and one wall mounted unit with a good run of worktop space. Space and plumbing for washing machine. Space for electric cooker. Stainless steel sink with drainer. Space for additional white goods. Hot water tank cupboard with shelving. Access to hallway.

Family Bathroom

Privacy glazed window to rear of property. W.C. Wash hand basin. Bath with tiling above, Tiled shower enclosure with electric shower. Heated towel rail. Fitted, small wall mounted cabinet. Extractor. Electric fan heater. Access to hallway.

Bedroom 1

Double bedroom located at the front of the property. Triple fitted wardrobe. Access to hallway

Bedroom 2

Double bedroom situated at the rear of property. Triple fitted wardrobe. Access to hallway.

Garden and Driveway

Generous garden grounds which are mainly laid to lawn incorporating a drying area and. Ample space for a vehicle parking on the gravel driveway. The garden is bounded by a mix of traditional dry stone and lower harled walls. There is a small timber shed and a useful outside tap.

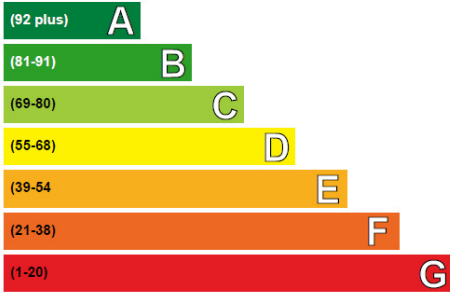




EPC

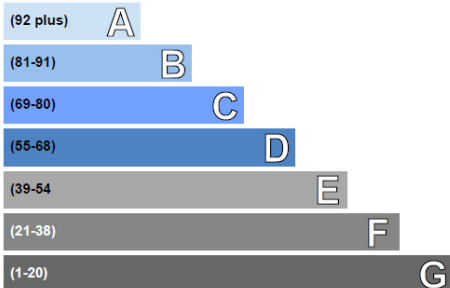
Floor Plan

Very energy efficient - lower running costs



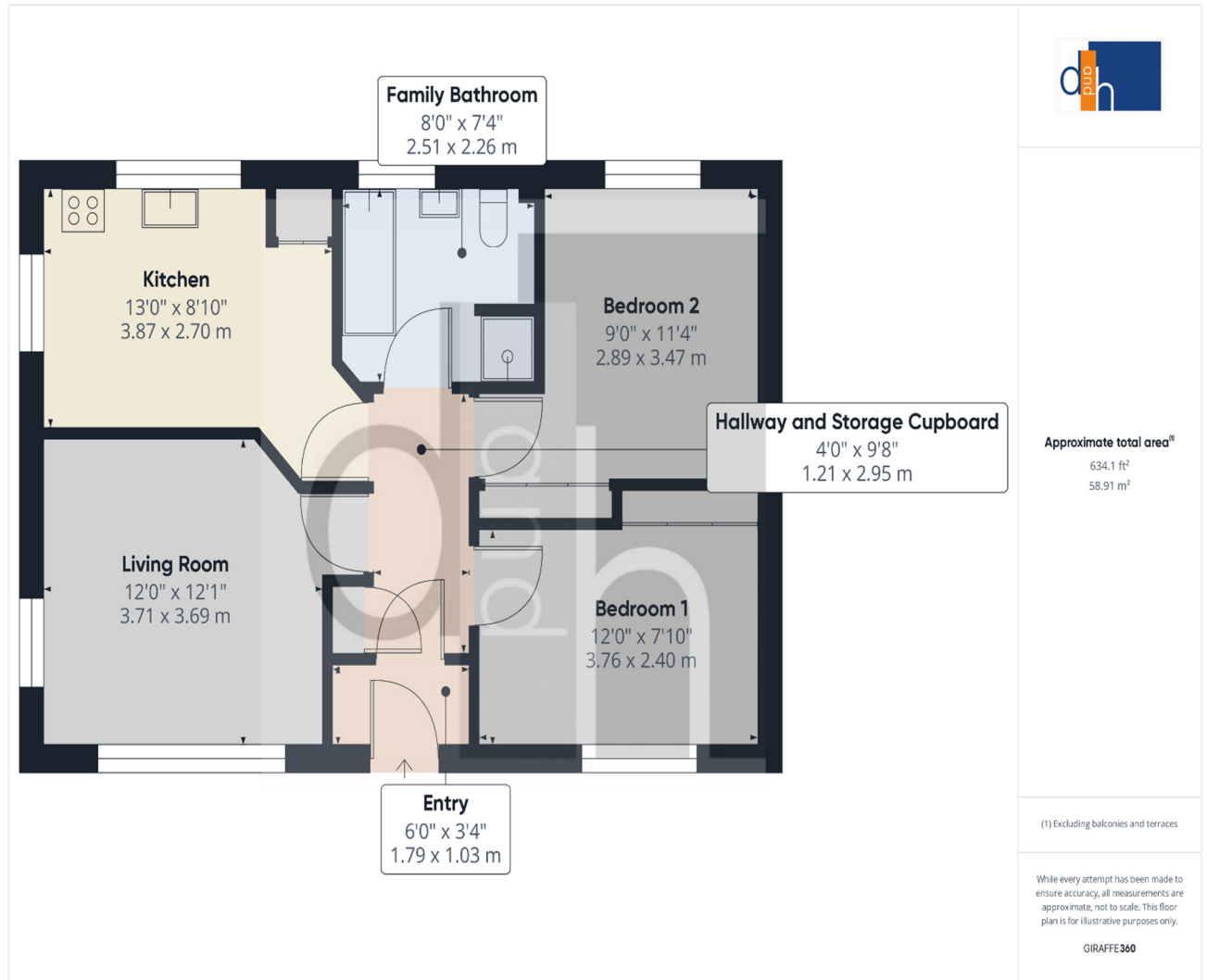
Current	Potential
	115
61	

Very environmentally friendly - lower CO₂ emissions



Current	Potential
	93
41	

Not environmentally friendly - higher CO₂ emissions



COUNCIL TAX

The subjects are in Band B. 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 (61)

SERVICES

Mains electricity and water with drainage and private septic tank.

FIXTURES AND FITTINGS

Floor coverings, curtains and the cooker are included in the sale.

PRICE

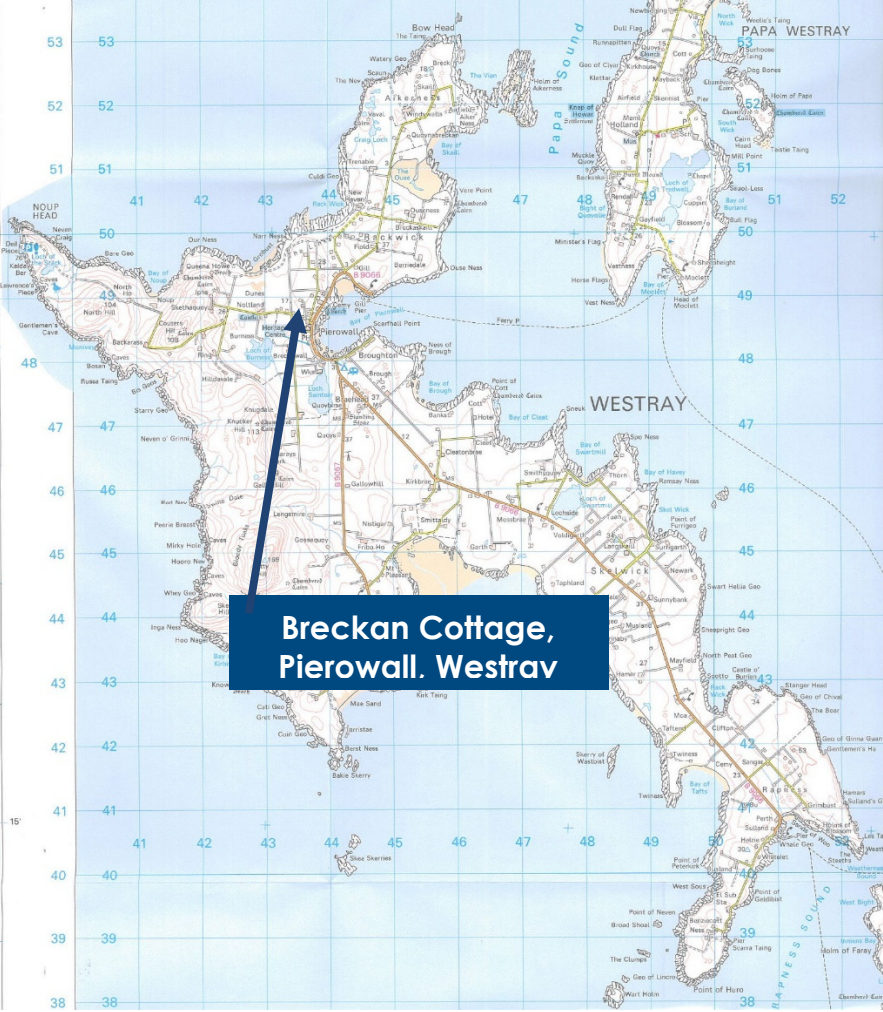
Offers over £145,000 are invited.

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 August 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.